



Common Council

Agenda Item

Cover Sheet

MEETING DATE: April 9, 2024

- ☐ Previously Discussed Ordinance
- ☐ Proposed Development Presentation
- ☒ New Ordinance for Discussion
- ☐ Miscellaneous
- ☐ Transfer

ITEM or ORDINANCE: #13-04-24

PRESENTED BY: Matt Light

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No Paperwork at Time of Packets

ORDINANCE NO. -13-04-24

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE,
INDIANA, ADOPTING PARK IMPACT FEES
REPLACING ORDINANCE NO. 21-05-19**

WHEREAS, the Common Council (“Council”) of the City of Noblesville, Indiana (“City” or “Noblesville”) has determined that it is reasonable and necessary to promote and accommodate orderly growth and development and to promote the general public health, safety, and general welfare of the citizens of the City by providing for an equitable program to fund the capital costs of new recreational infrastructure necessary to serve newly developing areas of the City; and

WHEREAS, the Council has further determined that it is reasonable and necessary to promote the orderly development of the City by maintaining standards by which the City may require new developments to pay an impact fee representing the development’s proportionate share of the capital costs of new recreational infrastructure necessary to serve the new development; and

WHEREAS, because of the size of the City, considering both its population and geographic area, as well as the distribution of public and private institutions, services, and other facilities throughout the City, any park and recreational improvement benefits all citizens of the City; and

WHEREAS, Ind. Code § 36-7-4-1300 et. seq. (“Act”) authorizes the Council to adopt an impact fee for parks and recreation purposes; and

WHEREAS, the Council previously adopted Ordinance 21-05-19, An Amended Ordinance to Establish an Equitable Impact Fee for the Purpose of Planning and Financing Park and Recreational Infrastructure Needed to Serve New Development; and

WHEREAS, the Council now desires to provide for a replacement impact fee ordinance as contemplated by Ind. Code § 36-7-4-1340; and

WHEREAS, the City has appointed the an impact fee advisory committee pursuant to Ind. Code § 36-7-4-1312, to assist and advise the City with regard to the re-adoption of an impact fee; and

WHEREAS, the City has engaged Lehman & Lehman, Inc. (“Lehman”) to prepare a substantially updated Infrastructure Zone Improvement Plan for Parks and Recreation Facilities (“Zone Improvement Plan” or “Plan”), which is read in conjunction with and supplements the 2020 Noblesville Parks and Recreation Master Plan Update, which Zone Improvement Plan is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the Council finds that the Plan includes the following elements:

- a. a description of the nature and location of existing infrastructure in the impact zone;
- b. a reasonable determination of the current level of service provided within the impact zone;

- c. establishment of a reasonable community level of service for the impact zone;
- d. reasonable estimates relating to the nature and location of development that is expected within the impact zone during the next ten (10) year period;
- e. a reasonable estimate of the nature, location, and costs necessary to provide the community level of service for the developments contemplated in subparagraph (d) hereof, including the timing and sequencing of infrastructure installation;
- f. a general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years;
- g. provision for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the next ten (10) year period;
- h. a reasonable estimate of the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service;
- i. a reasonable estimate of the revenue sources and amount of revenue sources that the City intends to use to raise the current level of service to the community level of service for existing development; and

WHEREAS, prior to adoption of this Ordinance, the Council has and hereby reaffirms the adoption of the Plan as a part of the Noblesville Comprehensive Plan pursuant to Ind. Code § 36-7-4-500 et seq.; and

WHEREAS, the Noblesville Plan Commission, having conducted a public hearing upon, and given due deliberation to the Plan and this Ordinance, has forwarded a favorable recommendation of the Ordinance's adoption to the Council; and

WHEREAS, it is not the purpose of this Ordinance to deter growth, remedy existing infrastructure deficiencies through new development, or pay for maintenance or other non-capital costs not permitted by the Act; and

WHEREAS, it is the City's objective, through the Plan, to calculate and maintain an impact fee that complies with the Act; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Common Council of the City of Noblesville, Indiana, that:

1. **Incorporation of Recitals.** The above recitals are hereby incorporated herein by reference as though fully set forth and adopted.

2. **Impact Zone.** There is hereby reaffirmed one Infrastructure Impact Zone, the boundaries of which are co-terminus with the corporate boundaries of the City, as such boundaries may be extended from time to time through annexation, and over which boundaries the City exercises planning and zoning jurisdiction (“Impact Zone”). In this regard, the Council specifically finds that the geographical area in the Impact Zone ensures that (a) there is a functional relationship between the components of the Plan in the Impact Zone, (b) the Plan provides a reasonably uniform benefit to all citizens throughout the Impact Zone as of the adoption of this Ordinance, and (c) all areas within the Impact Zone are contiguous, as contemplated by Ind. Code § 36-7-4-1316.

3. **Application.** Except as provided herein, this Ordinance shall apply uniformly to all residential developments within the Impact Zone and for which the City may require a structural building permit. This Ordinance shall not apply to:

- a. improvements which do not create a need for new and additional infrastructure, including the erection of a sign, construction of accessory structures or fences, or the alteration or renovation of an improvement where the use, or intensity thereof, has not changed;
- b. development meeting the requirements set forth in Ind. Code § 36-7-4-1322(g);
- c. the replacement of a destroyed or partially destroyed improvement provided that the replacement improvement does not create a need for new and additional infrastructure over and above the infrastructure needed by the original improvement prior to the destruction or partial destruction thereof; and
- d. non-residential development.

4. **Zone Improvement Plan.** The Council hereby finds that the Plan prepared by Lehman & Lehman, Inc., and attached as **Exhibit A**, which as read in conjunction with and in supplement to the 2020 Noblesville Parks and Recreation Master Plan Update, constitutes a Zone Improvement Plan as contemplated by and in satisfaction of Ind. Code § 36-7-4-1318. The Council does hereby adopt the Plan, and reaffirms its addition to the Noblesville Comprehensive Plan.

5. **Park and Recreation Impact Fee.** The Council hereby finds that the impact fee recommended in the Plan meets the requirements of the Act, including Ind. Code §§ 36-7-4-1320 & 1321. Accordingly, the Council determines that the cost, and parks and recreation impact fee, for each residential dwelling unit and corresponding equivalency, is effective as set forth as follows:

Effective 11/1/2024

<u>Unit Type</u>	<u>Fee Amount (Per Unit)</u>	<u>Equivalent %</u>
Single-Family Dwelling Unit	\$4,122.00	100%
Two-family Dwelling Unit	\$3,916.00	95%
Multi-Family Structure (apartments, etc.)		
One bedroom	\$2,679.00	65%
Two bedrooms	\$3,504.00	85%
Three or more bedrooms	\$4,122.00	100%
Mobile Home	\$2,679.00	65%

Effective 11/1/2025

<u>Unit Type</u>	<u>Fee Amount (Per Unit)</u>	<u>Equivalent %</u>
Single-Family Dwelling Unit	\$4,246.00	100%
Two-family Dwelling Unit	\$4,033.00	95%
Multi-Family Structure (apartments, etc.)		
One bedroom	\$2,760.00	65%
Two bedrooms	\$3,609.00	85%
Three or more bedrooms	\$4,246.00	100%
Mobile Home	\$2,760.00	65%

Effective 11/1/2026

<u>Unit Type</u>	<u>Fee Amount (Per Unit)</u>	<u>Equivalent %</u>
Single-Family Dwelling Unit	\$4,373.00	100%
Two-family Dwelling Unit	\$4,154.00	95%
Multi-Family Structure (apartments, etc.)		
One bedroom	\$2,842.00	65%
Two bedrooms	\$3,717.00	85%
Three or more bedrooms	\$4,373.00	100%
Mobile Home	\$2,842.00	65%

Effective 11/1/2027

<u>Unit Type</u>	<u>Fee Amount (Per Unit)</u>	<u>Equivalent %</u>
Single-Family Dwelling Unit	\$4,504.00	100%
Two-family Dwelling Unit	\$4,279.00	95%
Multi-Family Structure (apartments, etc.)		
One bedroom	\$2,928.00	65%
Two bedrooms	\$3,829.00	85%
Three or more bedrooms	\$4,504.00	100%
Mobile Home	\$2,928.00	65%

Effective 11/1/2028

<u>Unit Type</u>	<u>Fee Amount (Per Unit)</u>	<u>Equivalent %</u>
Single-Family Dwelling Unit	\$4,639.00	100%
Two-family Dwelling Unit	\$4,407.00	95%
Multi-Family Structure (apartments, etc.)		
One bedroom	\$3,016.00	65%
Two bedrooms	\$3,943.00	85%
Three or more bedrooms	\$4,639.00	100%
Mobile Home	\$3,016.00	65%

In the event that any parcel of real estate subject to the Plan undergoes a change in use, redevelopment, or a modification, which change requires a structural building permit and creates a need for new infrastructure, an impact fee will only be assessed for the increase in the burden on infrastructure.

Any person or entity otherwise obligated to pay the fee established by this Ordinance whose property was totally or partially destroyed by fire, storm or other casualty beyond his/her/its control, shall be exempt from said fee if he/she/it repairs or replaces the destroyed structure without creating a burden on infrastructure greater than the burden imposed by the destroyed infrastructure. In the event of such additional burden, the fee shall be calculated based only on the increased burden created by the structure.

6. **Credits.** Any person obligated to pay an impact fee pursuant to the terms of this Ordinance may request and, if entitled, shall receive a credit against the impact fee due in the manner and amount as provided in the Act, including Ind. Code § 36-7-4-1313 and Ind. Code § 36-7-4-1335. A request for credit shall be present prior to the issuance of the Improvement Location Permit. In the event the credit does not equal the amount of the total impact fee pursuant to the calculation provided for in this Ordinance, the remaining balance shall be due in accordance with this Ordinance.

In addition, pursuant to Ind. Code § 36-7-4-1337, a person or entity responsible for installing infrastructure or improvements and entitled to a credit under this section may designate in writing a reasonable and feasible method of allocating its credits to future fee payers who may be successors in interest to the credits earned by the fee payer or others.

7. **Impact Fee Due Upon Issuance of an Improvement Location Permit.** The impact fee imposed pursuant to the terms of this Ordinance shall be due and payable upon the issuance of an Improvement Location Permit by the City. It is understood that the Improvement Location Permit is synonymous with the term “structural building permit” as that term is used in Ind. Code § 36-7-4-1323 and the Act, in that the issuance of an Improvement Location Permit authorizes the applicant to commence construction activities, structural or otherwise.

If the fee payer requests, an impact fee on a development will be assessed not later than thirty (30) days, or one hundred eighty (180) days for development identified under Ind. Code § 36-7-4-1322(b), after the earlier of:

- a. the date the fee payer obtains an Improvement Location Permit for the development; or
- b. the date that the fee payer voluntarily submits to the City a development plan for the development and evidence that the property is properly zoned for the proposed development. The plan shall be in the form prescribed by the Noblesville Zoning Ordinance and shall contain reasonably sufficient detail for the City to calculate the impact fee.

For purposes of this section, “assessment” means the act of calculating the amount of the impact fee which shall be due.

For a phased development, the impact fee shall be prorated for purposes of payment according to the impact of the parcel for which an Improvement Location Permit is issued in relation to the total impact of the development.

In the event the total impact fee is greater than five thousand dollars (\$5,000), the fee payer may, at its option but no later than thirty (30) days after the assessment, request payments be made in equal payments according to an installment payment plan. The installment payment plan shall include the following:

- a. a maximum of five thousand dollars (\$5,000) or five percent (5%) of the impact fee, whichever is greater, is payable on the date the Improvement Location Permit is issued for the development on which the fee is imposed;
- b. the first installment is due and payable one (1) year after the date the Improvement Location Permit is issued for the development on which the fee is imposed;
- c. the last installment is due and payable two (2) years after the date the Improvement Location Permit is issued for the development on which the fee is imposed;
- d. the City may impose a reasonable rate of interest, not to exceed the prejudgment rate of interest in effect at the time the interest accrues. If interest is charged, interest accrues only on the portion of the impact fee that is outstanding and does not begin to accrue until the date the Improvement Location Permit is issued for the development or part of the development on which the impact fee is imposed; and
- e. if all or part of an installment is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty equal to ten percent (10%) of the installment amount that is overdue. If interest is charged, the interest shall be charged on the penalty amount.

An impact fee of five thousand dollars (\$5,000) or less shall be paid in full on the date the Improvement Location Permit is issued for the development on which the impact fee is imposed.

8. **Park and Recreation Impact Fee Recreation Fund.** There is hereby reaffirmed the Park and Recreation Impact Fee Recreation Fund (“Fund”) of the City. The Fund shall be a non-reverting fund and shall receive impact fees collected pursuant to this Ordinance or the Act, to be utilized in connection with the purposes set forth herein. Said Fund shall consist initially of one account based upon the current existence of one Impact Zone. In the event that an additional Impact Zone is created thereafter, a separate account shall be maintained for each separate Impact Zone established within the City. Interest earned on the Fund or on any account with the Fund shall be deposited and maintained within the Fund or the separate account. The Noblesville City Controller shall maintain records of the status of the Fund and shall make an annual report of said Fund to the Noblesville Plan Commission and Council.

Pursuant to Ind. Code § 36-7-4-1332(e), the City Controller is designated as the City official responsible for acting on refund requests.

9. **Lien Rights.** Pursuant to Ind. Code § 36-7-4-1325, the City acquires a lien against the real estate which is the subject of the impact fee on the date an Improvement Location Permit is issued for such property. Upon adoption, this Ordinance may be recorded as additional constructive notice of the lien rights of the City with respect to a parcel of real estate which is the subject of an impact fee. The City may, in its discretion, file a specific instrument setting forth its lien rights with respect to a parcel of real estate which is the subject of an impact fee. Recording this Ordinance or any instrument is not a prerequisite to exercising the City’s lien rights pursuant to the Act.

10. **Form of Receipt.** The City Controller shall issue a receipt for any impact fee payment in the following form:

“Received of _____ (fee payer), this ____ day of _____ the sum of \$ _____ in (full) (partial) satisfaction of Park and Recreation Impact Fees due pursuant to Ordinance No. _____ relating to improvements to be constructed on real estate described on Exhibit A, attached hereto, made part hereof, and subject to lien rights in favor of the City of Noblesville in the event of partial payment with payments remaining due. The remaining balance due (if any) is in the following amount: \$ _____. The impact fee is dedicated to the creation of the following infrastructure elements in accordance with the Zone Improvement Plan: _____”

Controller, City of Noblesville, IN

11. **Use of Impact Fees Collected Pursuant to this Ordinance.** An impact fee collected pursuant to the provisions of this Ordinance may be utilized by the City only for the following purposes, acting by and through its Council, which for the purposes of this Ordinance is identified as the infrastructure agency contemplated by Ind. Code § 36-7-4-1317:

- a. Providing funds to be utilized by the City for the provision of a new park and recreational infrastructure that is needed to serve the new development in the Impact Zone and that is identified in the Plan;
- b. An amount not to exceed Five Percent (5%) of the annual collections of the fee may be utilized for expenses incurred by the City for the consulting services used to establish this Ordinance;
- c. To pay a refund due pursuant to the terms of this Ordinance or the Act;
- d. To pay the debt service cost of an obligation issued to provide new park and recreational infrastructure described in sub-paragraph (a) above.

12. **Noblesville Impact Fee Review Board.** The Council hereby re-establishes an Impact Fee Review Board (“Board”) as set forth in §§ 34.110 to 34.114 of the City Code of Ordinances as if fully set forth herein.

13. **Appeals.** Any fee payer who believes itself to be aggrieved by the calculation of the impact fee may appeal from such calculation to the Noblesville Impact Fee Review Board as set forth in the Act, and the Noblesville Impact Review Board shall act upon and hear such appeal as provided in the Act. The fee payer shall bear the burden of going forward with the evidence and shall present evidence addressing either of the following:

- a. that a fact assumption used in determining the amount of the impact fee is incorrect; or
- b. that the amount of the impact fee is greater than the amount allowed under Ind. Code § 36-7-4-1320, 1321, and 1322.

An appeal under this section must be filed not later than thirty (30) days after the issuance of the Improvement Location Permit. The appeal shall be initiated with the filing of a Petition for Review with the Noblesville City Clerk’s Office together with a filing fee in the amount of one hundred dollars (\$100.00).

The Petition for Review shall be in a form calculated to inform the Noblesville Park Impact Fee Review Board of the nature of complaint, the parties to the action, and relief requested. In addition, the petition shall describe the new development on which the impact fee has been assessed, all facts related to the assessment of the impact fee, and the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the amount allowed by the fee limitation set forth in the Act.

The City shall not deny the issuance of an Improvement Location Permit on the basis that the impact fee has not been paid, or condition issuance of the permit on the payment of the impact fee. However, if the impact fee totals one thousand dollars (\$1,000.00) or less, the City may require the fee payer to pay the impact fee or initiate an appeal under this section before the Improvement Location Permit is issued.

14. **Conflicts with the Act.** It is the intent of the City to comply with the Act, and this Ordinance shall be construed in all respects to be consistent with the Act. The substantive and procedural requirements of Ind. Code § 36-7-4-1300 et seq. shall control in the event of conflicts, which are unintended by the Council. Any provisions of the Act required to be included in or a part of this Ordinance are hereby deemed incorporated herein and adopted as a part hereof.

15. **Effective Date and Expiration.** This Ordinance shall be in full force and effect six (6) months after its adoption by the Council in accordance with Ind. Code § 36-7-4-1340 or November 1, 2024, whichever date is later. This Ordinance shall expire five (5) years after its effective date as required by Ind. Code § 36-7-4-1340, unless action is undertaken to extend this Ordinance consistent with Indiana law.

16. **Construction of Clause Headings.** The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit, or extend the scope or intent of the clause to which they appertain.

17. **Repeal of Conflicting Ordinance Provisions.** On the effective date of this Ordinance, the provisions of all other City ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed to the extent of such conflict.

18. **Severability.** If any part of this Ordinance shall be held as invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Approved on this _____ day of _____, 2024 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: _____
Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2024 at _____ .M.

Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: _____
Evelyn L. Lees, City Clerk

EXHIBIT A

A Zone Improvement Plan for Parks & Recreation Facilities
City of Noblesville Parks & Recreation Department

The proposed:

City of Noblesville Recreation Zone Improvement Plan 2023-2032

For:

City Parks & Recreation Facilities

Prepared for:

City of Noblesville Parks and Recreation

City of Noblesville Plan Commission

City of Noblesville City Council

Noblesville, Indiana

Prepared by:

Lehman & Lehman, Inc.

Landscape Architects and Planners

Mishawaka, Indiana



With Review by:

Jonathan Moen, P.E.

Reviewing Professional Engineer

Triad Engineering, Inc.

Indianapolis, Indiana



March 2024



The proposed:

City of Noblesville Recreation Zone Improvement Plan 2023-2032

This report was prepared under contract for the
Department of Parks and Recreation, City of Noblesville by:

***Charles F. Lehman, ASLA, FRSA
President, Lehman & Lehman, Inc.
Landscape Architects and Planners
510 Lincolnway East, Suite C
Mishawaka, Indiana 46544***



***With Review by:
Jonathan Moen, P.E., Reviewing Professional Engineer, Triad Associates, Inc.***

Completed March 2024

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Noblesville Recreation Zone Improvement Plan Study

March 2024

In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas. The essence of the legislation was to allow local governments the option of passing onto new residents the cost of building the new infrastructure demanded by those same new residents.



This Infrastructure Improvement Plan for Parks and Recreation Facilities (Park Impact Fee Study) for the City of Noblesville is our 8th update of this impact fee. Our last study was completed in 2019. This update started several months ago, following the process as outlined by the 1991 Indiana Code. A Park Impact Fee Advisory Committee was established and worked with the Consultant in updating the current recreation component inventory along with the related standards. This update evaluated the recreation impact zone established in the last update. Population projections were arrived at by analyzing existing developments with capacity as well as new development parcels of the planning area, related residential building permits were forecasted, both current and future recreation component deficiencies were calculated, and costs for these infrastructure deficiency improvements were established for both current (2023) and future (2032) needs. The impact fee for the impact fee zone was determined by dividing the estimated costs of the 10-year deficiencies by the number of projected residential building permits of the impact zone during that same period.

You will recall that Park Impact Fees are collected prior to the issuance of each residential building permit, and the first collection will occur six (6) months after the final approval by the City Council of the Impact Fee ordinance. The fees are then placed in an interest bearing account, and related expenses for improvements are then paid from that account. Since impact fees cannot be used to fund current deficiencies, those improvements will need to come from other resources of the City. Park Impact Fees can only be used for the costs of the projected 10-year deficiencies determined by future populations.

An impact fee may not be collected for more than five years without a review and update of the Infrastructure Plan and adoption of the fee by City Council. Attached is a new Infrastructure Improvement Plan. The Parks and Recreation Staff prepared the plan with assistance from *Lehman & Lehman, Inc.* After preparation, the plan was submitted to *Jonathan Moen, P.E.* (Reviewing Engineer, Noblesville, Indiana), for final review and approval. The plan establishes new park and recreation standards for Noblesville and recommends a one-zone structure and Park Impact Fees that will be necessary in order to achieve the City of Noblesville's Park and Recreation standards.

After careful analysis, the Noblesville Park Infrastructure Advisory Committee and the Park Administrative Staff feels that the recommended Park Impact Fee of **\$4,122** are responsible fees for the recommended standards. The Noblesville Park Infrastructure Advisory Committee recommends acceptance of the fee by the Noblesville Parks and Recreation Board before being placed before the Noblesville Planning Commission and City Council for final adoption.

Adoption of these parks and recreation standards will ensure the continued delivery of quality parks and Recreation services for all of the Citizens of Noblesville.

Sincerely,

Noblesville Parks and Recreation
City of Noblesville, Indiana

Acknowledgements

City of Noblesville Infrastructure Advisory Committee

Committee Members:

- Keith Blais, *Builder / Developer Representative*
- Kurt Meyer, *Real Estate Representative*
- Mike Maurovich, *Civil Engineer, Resident*
- Laurie Dyer, *Noblesville Board of Public Works*
- Steve Rogers, *AT&T, Noblesville Park Board*

Staff and Consultant Members

- Matt Light, *Deputy Mayor*
- Jim Hellmann, *Assistant City Engineer*
- Caleb Gutshall, *Planning Director*
- Chuck Lehman, *Lehman & Lehman, Inc. (Consultant)*

Mayor

- Chris Jensen

Deputy Mayor

- Matt Light

Common Council

- Mike Davis, *District 1*
- Todd Thurston, *District 2*
- Aaron Smith, *District 3*
- Mark Boice, *District 4*
- David Johnson, *District 5*
- Megan Wiles, *District 6, V.P.*
- Darren Peterson, *At Large, Pres.*
- Evan Elliott, *At Large*
- Pete Schwartz, *At Large*

Park Board

- Angie Sutton, *President*
- Steve Rogers, *Vice President*
- Wendy Stremlaw, *Secretary*
- Steve Butiste, *Member*
- Scott Noel, *Member*
- Christi Crosser, *School Board Representative*

Plan Commission

- Malinda Wilcox, *President*
- N. Scott Smith, *Vice President*
- Jim Hellmann, P.E., *Assistant City Engineer*
- Christine Albrechts-Cook
- Steve Cooke
- David Burtner
- Dr. Joe Forgey
- Gretchen Hanes
- Mark Boice
- Anita Rogers
- Angie Sutton

Table of Contents

PREFACE

Cover Letter	3
Acknowledgments	4
Table of Contents.....	5
Executive Summary	7
Park Impact Fee Study Process	11
Population and Residential Development Trends.....	12
Expectations of Population Growth Residential Building Permit Projections.....	18
Existing Park Land Facilities	19
Existing Infrastructure of Recreation Facilities.....	22
Community Level of Service Needs and Cost Estimates	26
Recommended Park Impact Fee	29
Summary of Impact Fee Study	38

APPENDIX

Appendix A: Indiana Code (IC) 36-7-4-1300.....	46
Appendix B: Sources and Dollars spent for Infrastructure Capital Improvements over the years 2019-2023	65
Appendix C: Summary of Noblesville Park Department Revenues 2010-2023	66
Appendix D: Impact Fee One Zone Recommendation Logic.....	66
Appendix E: Park and Recreation Infrastructure Inventory	67
Appendix F: PARK IMPACT FEE Collections and Disbursements 2019 to 2023	68
Appendix G: Letter of Study Review from Reviewing Professional Engineer	69

LIST OF TABLES

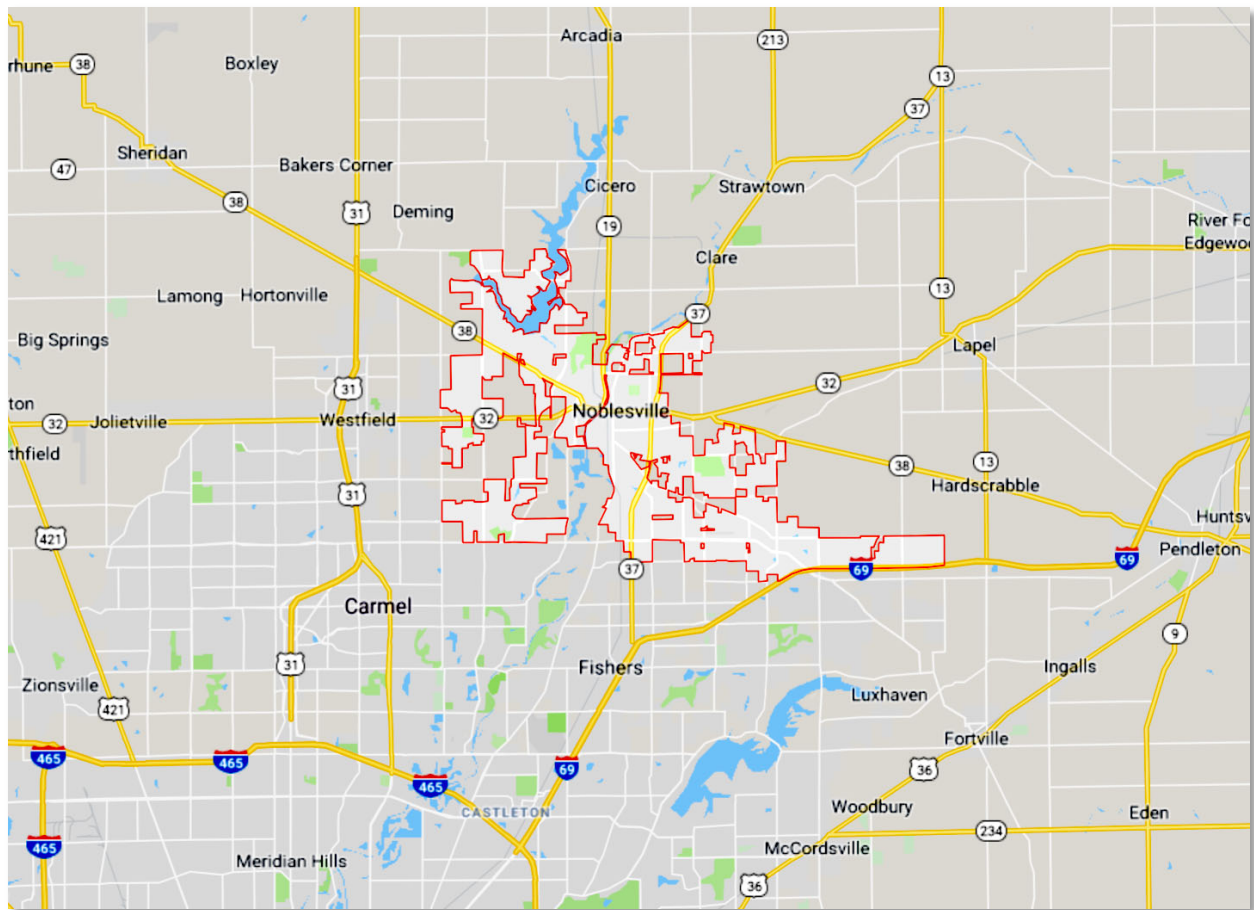
Table 1 – Noblesville Potential Residential Growth Projections	17
Table 2 – Potential Residential Growth Summary	18
Table 3 – Current and Projected Population and Building Permit Growth	18
Table 4 – Park Site Inventory.....	20
Table 5 – Land Inventory – Current Level of Service and Community Level of Service	21
Table 6 – Facilities Inventory and Needs	23
Table 7 – Current Deficiencies and Future Needs	24
Table 8 – Acreage Needs for Recreation Components	25
Table 9 – Cost of Recreation Components to Overcome Current Deficiencies and Future Needs	26
Table 10 – Park Impact Fee Scenarios	27
Table 11 – Park Impact Fee Scenario Summary of “A” Priorities.....	28
Table 12 – Funding Sources for Current Deficiencies.....	29
Table 13 – Forecast Annual Funding for Current Deficiencies.....	30
Table 14 – Impact Deduction Calculations	31
Table 15 – Future Needs of “A” Components and their Costs	31
Table 16 – Recommended Park Impact Fee Calculations.....	32
Table 17 – Park Impact Fee Revenue Calculations	33
Table 18 – Implementation Schedule for Current Deficiencies.....	36
Table 19 – Implementation Schedule for Future Needs	37

Noblesville Recreation Zone Improvement Plan Study

LIST OF FIGURES

Figure 1 – Illustration of One Impact Zone in 2023	9
Figure 2 – Community Level of Service Illustration	11
Figure 3 – Noblesville Residential Growth History.....	12
Figure 4 – Noblesville Residential Growth History with Trend Line	13
Figure 5 – City of Noblesville Future Land Use Plan	13
Figure 6 – City of Noblesville Zoning Map.....	14
Figure 7 – Growth Analysis Process Overview	15
Figure 8 – Noblesville Residential Growth Potential Map.....	16
Figure 9 – Historic and Projected Population of the City of Noblesville.....	19
Figure 10 – GDP Percentage Change from 2002 to 2017	33
Figure 11 – Park Impact Fee Revenues Graph	34

Regional context map of the City of Noblesville, Indiana



Executive Summary

Background

The residential growth of the City of Noblesville and its surrounding area has, over the past decades, experienced significant growth in residential development. As a result, the public infrastructure systems (roads, drainage, water/sanitary utilities and parks) are, or will become, strained to keep pace with the demands placed on them.

In anticipation of these demands, the City of Noblesville is in the process of implementing and updating one of these public infrastructure systems by way of a Park Impact Fee Ordinance. Both the City's current *Comprehensive Plan 2020* and the *Parks and Recreation Master Plan Update (updated 2019)* have clearly indicated that the demand for recreational facilities will intensify because of the demographics of the growing population base. It is also recognized that a quality system of parks, green spaces and pathways/trails adds to the economic value and quality of life of the entire community.

The demands placed on the Park System by rapid growth have, and will, outpace the City's financial ability to provide the new and expanded facilities identified in the Parks and Recreation Master Plan. The current revenues are devoted almost entirely to maintaining and operating existing park facilities and programs. New sources of capital improvement revenue are needed. The Park Impact Fee Ordinance will continue to benefit the City and community in the future by keeping pace with the population growth while maintaining the level of adopted recreation standards. Keep in mind that this impact fee is a funding study which identifies park infrastructure priorities and components that could best fit the usage of Impact Fee Funding model. The priorities identified in the PIF study may not be the same as those found in the Park Five-Year Master Plan.

The Plan does acknowledge that the 2020 Census data will provide the basis for the data on population and demographics for the City. The City has provided the Consultant with updated population estimates that were used as part of this study analysis.

History of Park Impact Fees

In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas.

The essence of the legislation was to allow local governments the option of passing onto new residents the costs of building the new infrastructure expected by those same residents.

Impact Fees Facts

Need for and Application of Impact Fees

- Best applied to Fast Growing Communities (or projected)
- Considered as an "Entrance Fee" for residents to build and live in the Community
- Funds are applied directly to the infrastructure needs caused by the growth

Different Types of Impact Fees

- Recreation, Roads, Water/Sanitary Utilities, and Drainage

Impact Fee Studies

- Cover 10-year projection period
- Must be updated, at a minimum, every five years
- Also used to define development standards

Noblesville Recreation Zone Improvement Plan Study

Benefits of Park Impact Fees

- Future residents pay for the increased demand on infrastructure services (defined as Community Level of Service)
- Current residents do not bear the burden of infrastructure expansion due to population growth
- Maintains quality of life as community grows

Development Impact Fees

Development Impact Fees, as described by this Zone Improvement Plan (herein Plan), will shift part of the cost of new and expanded park facilities from the community at large to the new developments that are generating the need for those new and expanded facilities. ***Impact fees, however, cannot be used to finance the current needs of improvements required to raise the Current Level of Service to the Community Level of Service, hereafter referred to as "deficiencies."***



Impact fee logic has long been debated, discussed and endorsed by those who are involved in public finance. In 1991, the Indiana General Assembly enacted legislation [Indiana Code (IC) 36-7-4-1300] (see **Appendix A**) that enables localities to impose Development Impact Fees for certain types of infrastructure improvements, including park and recreational facilities. Among other things required of the locality, the legislation stipulates that:

- An Impact Fee Advisory Committee be appointed
- An Impact Fee Zone be established
- A Zone Improvement Plan be prepared
- An Impact Fee be determined and
- An Impact Fee Review Board be appointed

Park Infrastructure (Impact Fee) Advisory Committee

The Mayor of Noblesville appointed a Park Impact Fee Advisory Committee in 2023. The Committee consisted of members of the Park Board, Real Estate and Developer representatives. City staff members of the Planning and Engineering Departments were included in addition to others appointed to fulfill statutory requirements. The Committee, listed on the acknowledgment page, met on several occasions to research and review data, to establish standards for park facilities, and to formulate the plan and strategies as described herein.

Although the City Council has jurisdiction only within the Noblesville City limits, the Committee concluded early in its deliberations that the Study Area of this Plan should include all of the Noblesville Planning Area Boundary (the same area as encompassed with its Comprehensive Plan) for the following reasons:

- It is reasonable to expect that some properties adjacent to the current corporate boundaries will become part of the City of Noblesville in the time frame of this study
- The City is continuing to grow into the planning area through voluntary annexation, and
- The City's entire land use planning area is within the future service area of the City

Noblesville Recreation Zone Improvement Plan Study

Impact Zone

Within the Study Area, the Advisory Committee recommended the establishment of a single (one) Impact Zone to coincide with the corporate and Comprehensive Planning boundary of the City as it continues to expand in the future through annexations. Thus, the Impact Zone is expected to expand through annexation until it encompasses the entire Planning Jurisdiction and future areas of annexation in Wayne Township within Hamilton County. More particularly the Impact Zone boundaries for the City of Noblesville are co-terminus with the existing corporate boundaries of the City. As such, boundaries may be extended from time to time through annexation, and over which boundaries the City exercises planning and zoning jurisdiction.

Figure 1 is a map that shows the Study Area, which consists of Noblesville Planning Jurisdiction area and areas that may be annexed in the next five years which constitutes the boundary of the Impact Fee Zone. Also shown are the current corporate limits (in yellow).

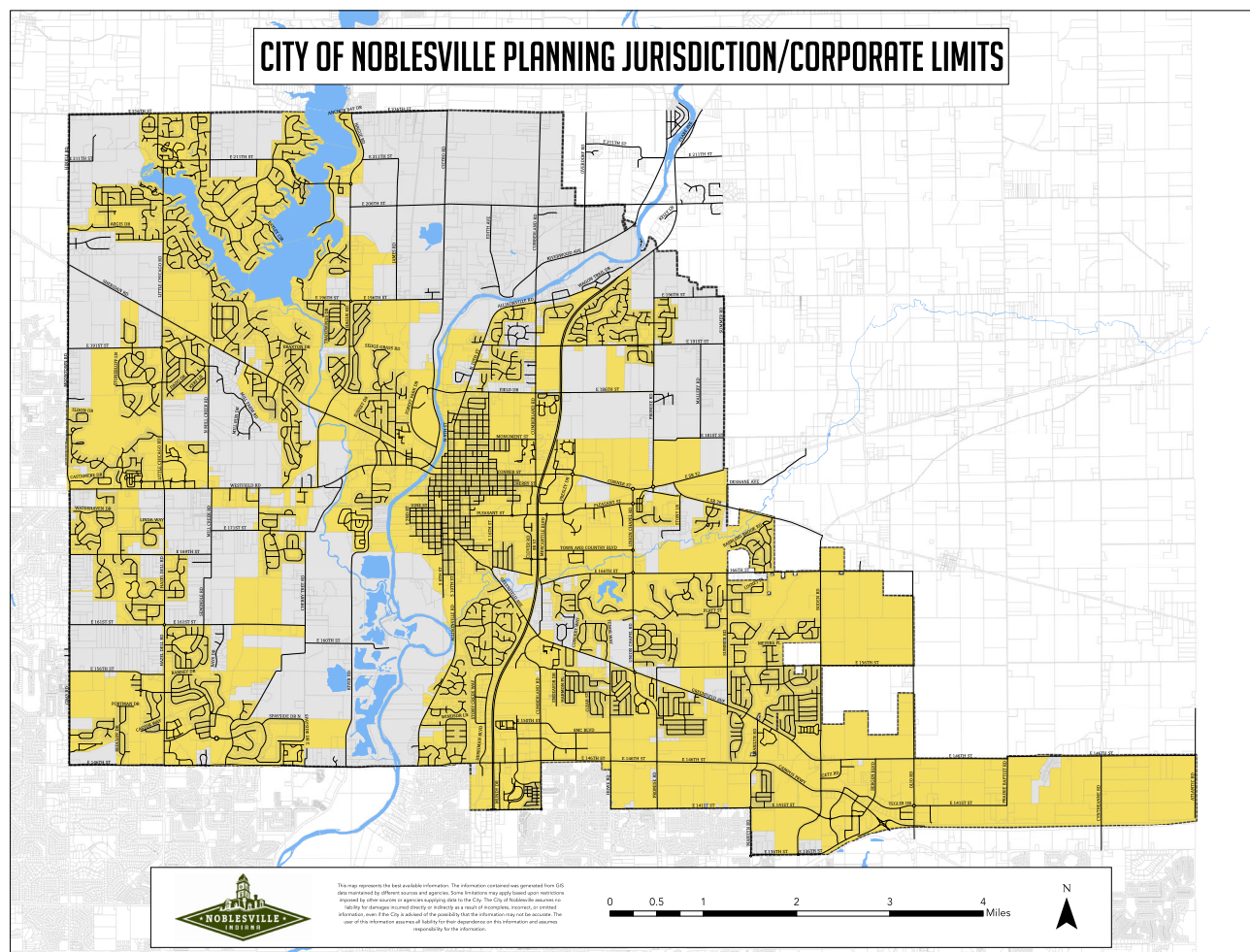


Figure 1 – Illustration the One Impact Zone in 2023 (source: City of Noblesville)

Noblesville Recreation Zone Improvement Plan Study

Zone Improvement Plan

The Zone Improvement Plan is described by this document and examines the existing park facilities, and determines the costs to (A) overcome existing deficiencies and (B) to meet future needs according to Community Level of Service standards.

Impact Fee Review Board

As required by Indiana Code 36-7-4-1338, and before the Impact Fee is implemented, the City will establish an Impact Fee Review Board, consisting of Noblesville citizens. The law requires that the Impact Fee Review Board include one real estate broker and one engineer, both licensed in Indiana, and one certified public accountant.

Other Planning Efforts Acknowledged in this Plan

As stated above, the City has previously adopted and updated its Comprehensive Plan and the Parks and Recreation Master Plan is in the process of being completed. The City of Noblesville has adopted the "Noblesville Alternative Transportation Enhancement Master Plan," otherwise known as the NAT Plan. This plan references the existing and proposed trails throughout the study area and is currently being updated.

This Park Impact Fee study acknowledges the City's Comprehensive Plan, Parks and Recreation Master Plan Update, and the NAT – Trails and Greenways Master Plan as constituting the vision for the City and its park system. The Impact Fee recommended in this Plan is a financial strategy that will help achieve that vision.

Conclusions

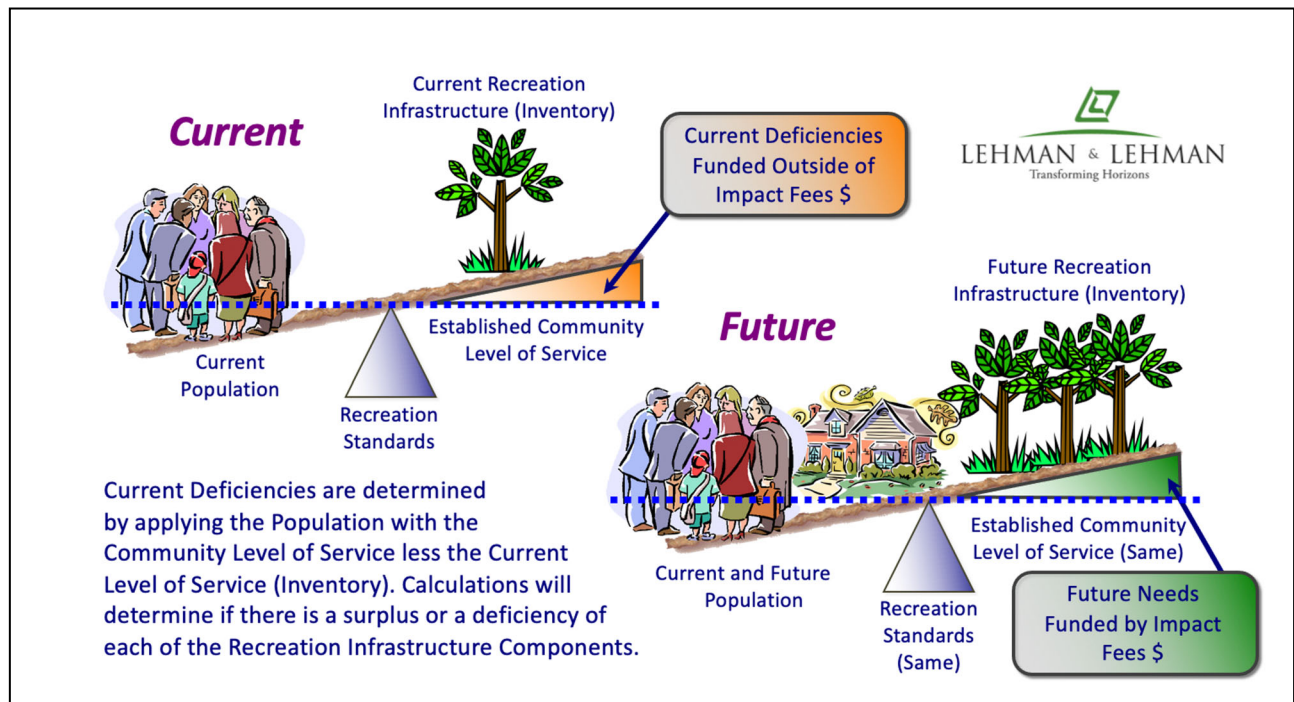
1. The Park Impact Fee Advisory Committee recommends to the City of Noblesville that a new Park Impact Fee (PIF) Ordinance be adopted instituting a new Park Impact Fee of **\$4,122**. It is also recommended that an annual inflation rate be factored into the impact fee amount.
2. Following the State Code [IC 36-7-4-1340(a)], Park Impact Fee collection will start six months after approval of the ordinance. The funds collected will be kept in a "Park Impact Fee" line item of the City's Budget.
3. The Park Impact Fee Advisory Committee did recommend an annual adjustment (i.e. *Gross Domestic Product* annual figure or fixed percentage) factored into the impact fee amount. The Advisory Committee also recommended the application of a Housing Equivalent adjustment. The Advisory Committee noted both of these Park Impact Fee adjustments as part of the study but deferred a decision in applying these adjustments to the Plan Commission and/or the City Council.
4. The City of Noblesville should establish criteria, as policy, for the acceptance of land donations for park use and/or open space. Also, the City of Noblesville, through its Parks Department, will address, annually, the distribution priorities of the Park Impact Fee revenues.
5. The City's Park and Recreation Master Plan Update as well as the Noblesville Alternative Transportation Master Plan Update should reflect the standards and goals established as part of this study.
6. Collection of the Park Impact Fee will occur when residential building permits are pulled. As an option, payments can be established using an installment plan as per IC 36-7-4-1324.
7. Reporting of Park Impact Fee's transactions will be done annually noting Park Impact Fees collected and the disbursements for recreation infrastructure components used as part of the impact fee calculations used during the Park Impact Fee ordinance period.
8. A new Park Impact Fee update study will be considered annually but the update study should begin at the end the fourth year of the Park Impact Fee ordinance allowing time for there to be a smooth transition between the retiring ordinance and the newly adopted ordinance.

Park Impact Fee Study Process

The process of defining a Park Impact Fee for a community involves a series of steps. Those steps include the following:

1. Establish the Park Impact Fee Advisory Committee
2. Define the Impact Zone
3. Collect current census populations and trends
4. Inventory the current recreation infrastructure for land and facilities (Current Level of Service)
5. Establish Community Level of Service for recreation land and facilities
6. Analyze housing building permits and trends (both inside City limits and within the planning area)
7. Analyze current deficiencies and 10-year infrastructure needs based on Community Level of Service and projected population forecasts
8. Determine costs for meeting current deficiencies and future needs based on Community Level of Service
9. **Park Impact Fee = Future Recreation Infrastructure Need Costs / Projected 10-year Residential Building Permits (As per IC 36-7-4-1321 which states that the Impact Fee = Impact Costs – Non-Local Revenues – Impact Deductions / 10-Year Forecast Building Permits)**
10. Prepare a Zone Improvement Plan
11. Recommendations to the Park Board and the Plan Commission
12. Ordinance for City Council's Review and Adoption

Figure 2 – Community Level of Service Illustration



Population and Residential Development Trends

The City of Noblesville and the surrounding planning jurisdiction area have experienced the most significant population growth in the state. The current growth rate of residential development within the City of Noblesville (as well as most of Indiana) was slowed and impacted by the 2007-2009 economic conditions. Since then the City has continue to grow almost back to its pace prior to the downturn. It is still anticipated that residential development will continue over the next 10 years. This study will look at various sources to determine the new residential growth rate over the next ten years. Keep in mind that these projections will be reviewed and updated when this Zone Improvement Plan is updated in the next five years per IC 36-7-4-1340(b) along with the 2020 Census.

During the course of this study the Consultant worked closely with the City Planning Department to review upcoming residential developments in both Noblesville Planning Jurisdiction as well as existing developments where growth remains.

Trends in Residential Building Permits History

Various population projection resources were reviewed including that of the Building Department and U.S. Census, past twenty-year trends in new residential building permits, as well as another population growth model discussed below. **Figure 3** (below) illustrates Noblesville's Growth History in residential building permits per year between the years 1996 to 2023. The last five-year average (2019 to 2023) was 892 residential building permits per year. Applying the 2.64 persons per household (2020 Census), this annual average of 892 residential building permits would equal an average of 2,356 persons per year.

Noblesville Building Permits (Calculated as Number of Units)
Source: US Census Bureau (Confirmed by City)

(Persons per household per 2020 Census): 2.64

Housing Type (Units)	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Single Family	362	449	651	700	787	934	743	900	1,212	1,218	902	669	439	412	326	410	391	427	433	490	460	437	554	539	532	554	226	353
Two Family	10	10	4	8	30	32	36	44	34	56	478	4	2	2	8	4	14	10	1	52	82	20	38	43	77	78	76	128
Multi-Family	20	0	54	7	86	11	7	145	98	74	228	0	150	100	84	0	7	258	356	752	136	328	0	300	0	459	763	334
Total	392	459	709	715	903	977	786	1,089	1,344	1,348	1,608	673	591	514	418	414	412	695	790	1,294	678	785	592	882	609	1,091	1,065	815
Annual Growth %		17.1%	54.5%	0.8%	26.3%	8.2%	-19.5%	38.5%	23.4%	0.3%	19.3%	-58.1%	-12.2%	-13.0%	-18.7%	-1.0%	-0.5%	68.7%	13.7%	63.8%	-47.6%	15.8%	-24.6%	49.0%	-31.0%	79.1%	-2.4%	-23.5%
Estimated Population (person/household)	1,035	1,212	1,872	1,888	2,384	2,579	2,075	2,875	3,548	3,559	4,245	1,777	1,560	1,357	1,104	1,093	1,088	1,835	2,086	3,416	1,790	2,072	1,563	2,328	1,608	2,880	2,812	2,152

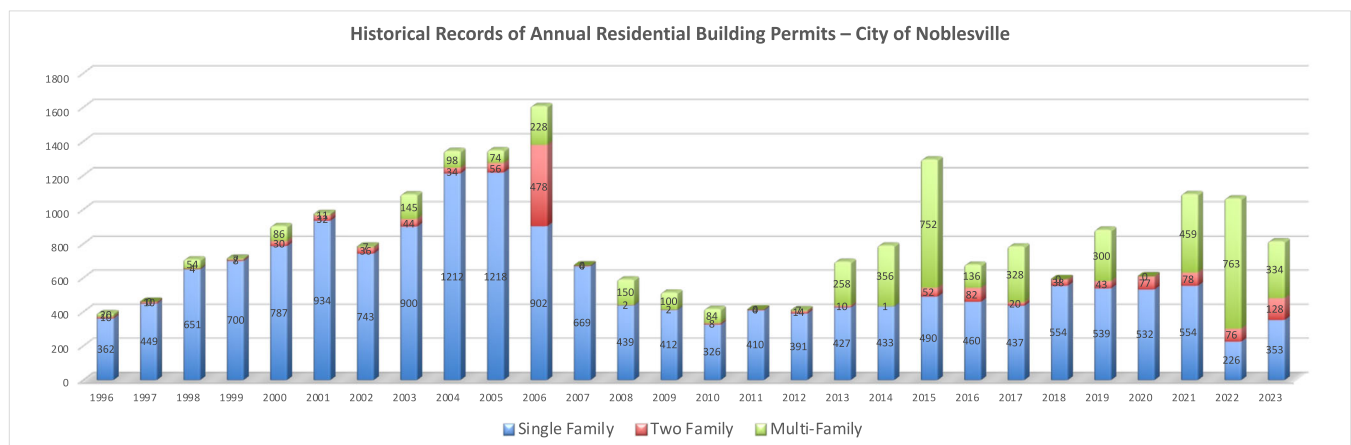


Figure 3 – Noblesville Residential Growth History

Noblesville Recreation Zone Improvement Plan Study

The following Figure 4 illustrates the total Annual New Residential Building Permits along with a Trend line.

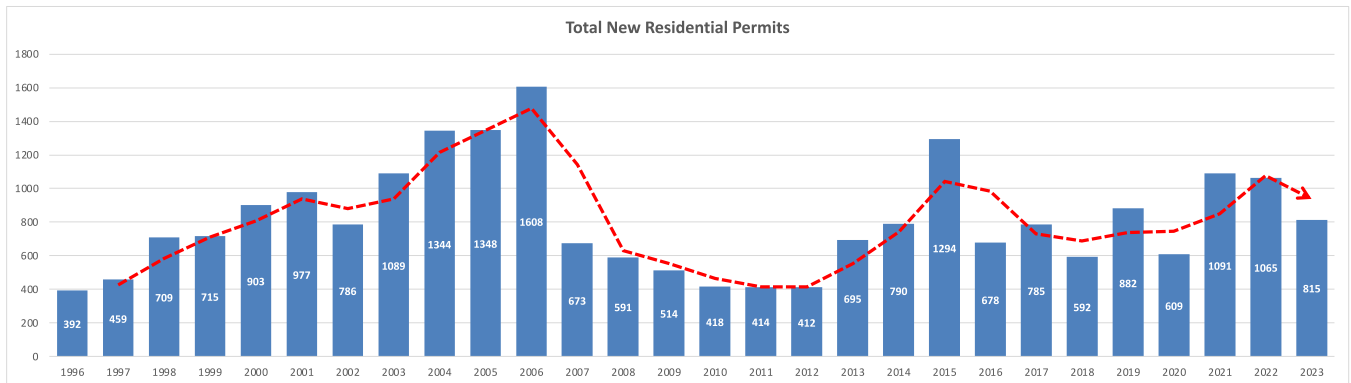


Figure 4 – Noblesville Residential Growth History with Trend Line

Residential Growth Strategies

Future Growth of the City will follow the land use patterns and zoning densities as per the City's Comprehensive Plan. The following figures illustrate the proposed land use plans for the Comprehensive Planning Boundary and the proposed land uses for the current corporate limits. Below is **Figure 5** – is the Future Land Use Plan for Noblesville from the 2020 Comprehensive Plan.

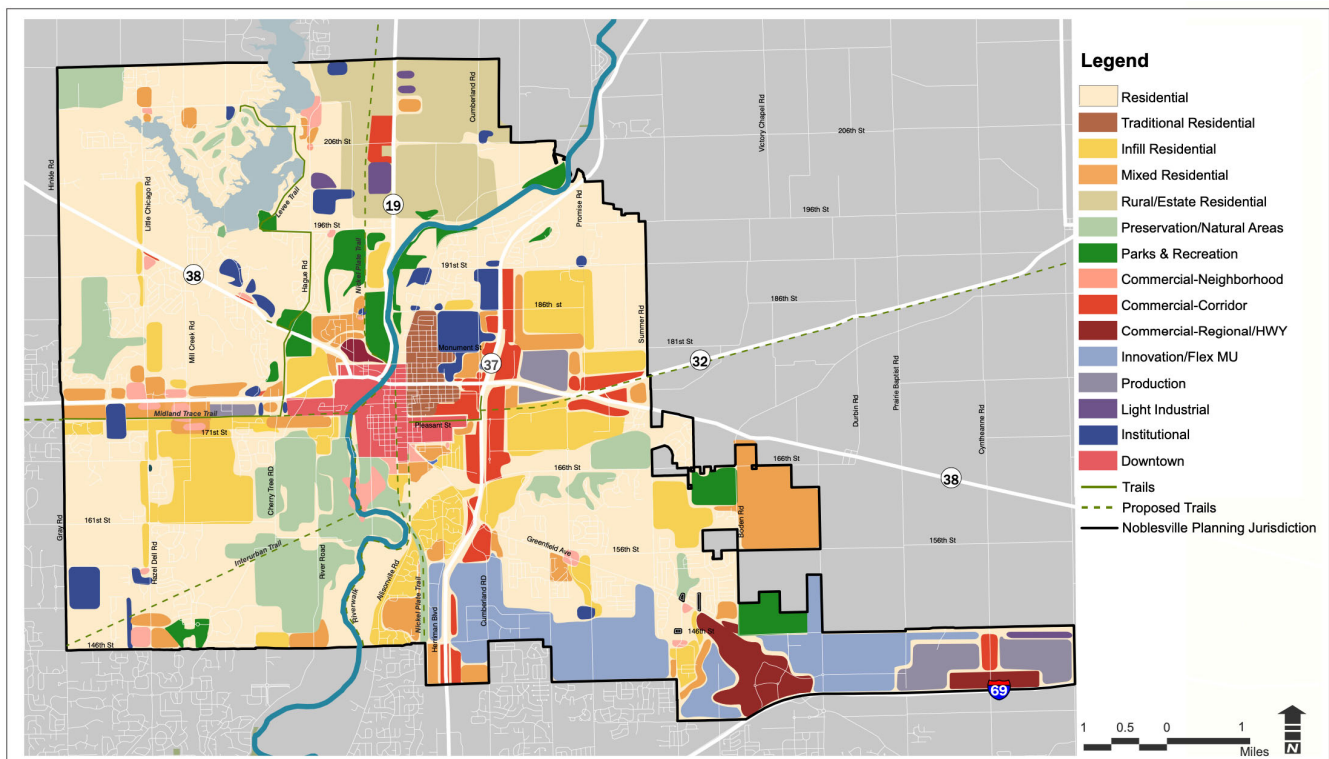


Figure 5 – City of Noblesville Future Land Use Plan (source: City of Noblesville 2020 Comp. Plan)

Noblesville Recreation Zone Improvement Plan Study



The City of Noblesville's Zoning Plan was used as a resource to evaluate growth in and adjacent to the city limits. The map shown in **Figure 6** (below) defines the planning area formed and the basis for the Impact Zone related to this study.

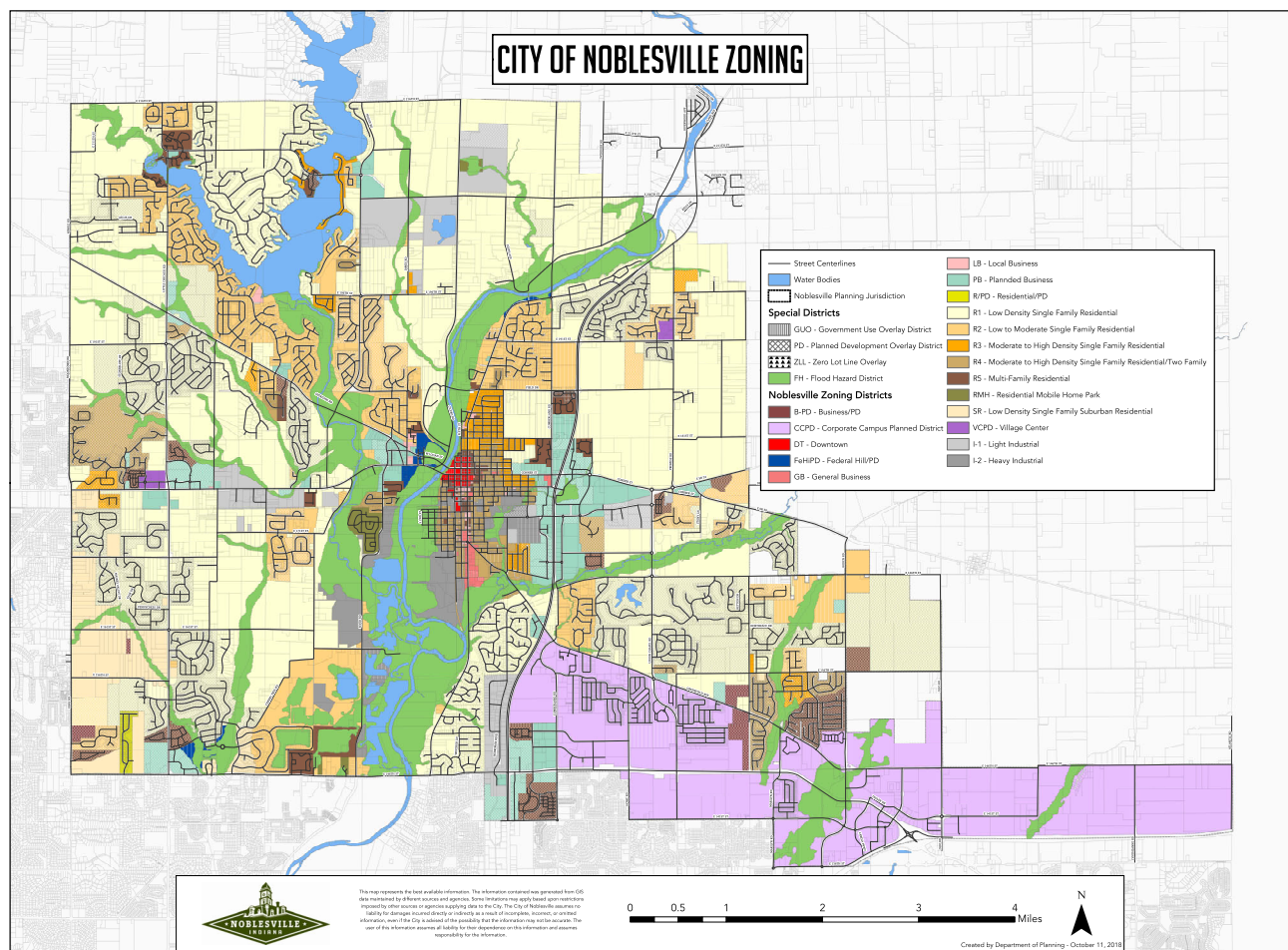


Figure 6 – City of Noblesville Zoning Map (source: City of Noblesville)

Noblesville Recreation Zone Improvement Plan Study

Growth by Residential Development Population Projections

The City of Noblesville commissioned *HWC Engineering* in early 2023 to develop a Future Growth and Wastewater Capacity Analysis. This study's purpose was stated...

"Using the future land use map established in the 2019 Comprehensive Plan, and with consideration of historic growth data and local and regional trends data, an analysis was completed to project the growth potential of Noblesville and Wayne Townships over four-time horizons: 0-10 years, 10-25 years, 25-50 years and 50+ years. The growth potential was then used to project the marginal and cumulative wastewater flows necessary to service this new future development. Given the time frame of these projections, there are variables that cannot be accounted for which may affect the estimated projections in this study over time. This study should be reviewed and updated periodically to ensure it reflects the best available information."

The analysis process model was also identified using the following graphic:

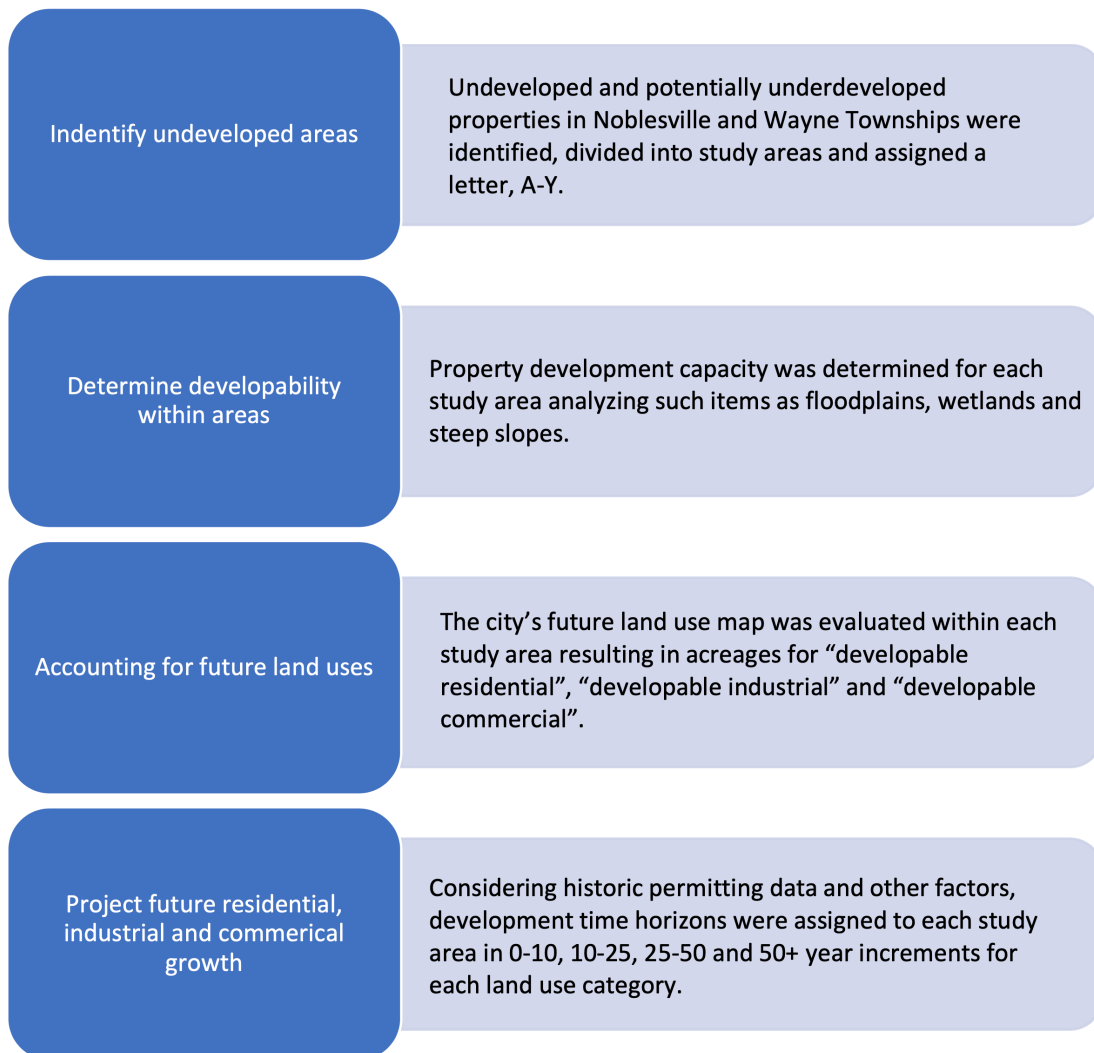


Figure 7 – Growth Analysis Process Overview – Source: *HWC Engineering Future Growth Analysis Study*, Page 4.

Noblesville Recreation Zone Improvement Plan Study

The HWC Engineering Future Growth Study examined the future potential residential growth over a four-term time period of 1-10 years, 10-25 years, 25-50 years and 50+ years. For the purposes of this Park Impact Fee Study update this Consultant used the information for the 1–10-year projection.

The HWC Engineering Future Growth Study identified future developable land classified as "residential" included land planned to be used for Infill Residential, Mixed Residential, Residential and Rural Estate Residential, as labeled by the future land use map in the City's 2020 Comp Plan. It is understood that each of these land use designations may include varied and mixed densities of units per acre within them. The growth analysis established a base density of three (3) units per acre that was used within the Future Growth study areas. A model was developed to accompany this report which allows for adjustment of the base density value for future scenario and sensitivity analyses. These projections considered current residential developments that still carry build out capacities.

The Future Growth Analysis Study Land tract parcels were drawn on an aerial map (**Figure 8**) of the City and study area.

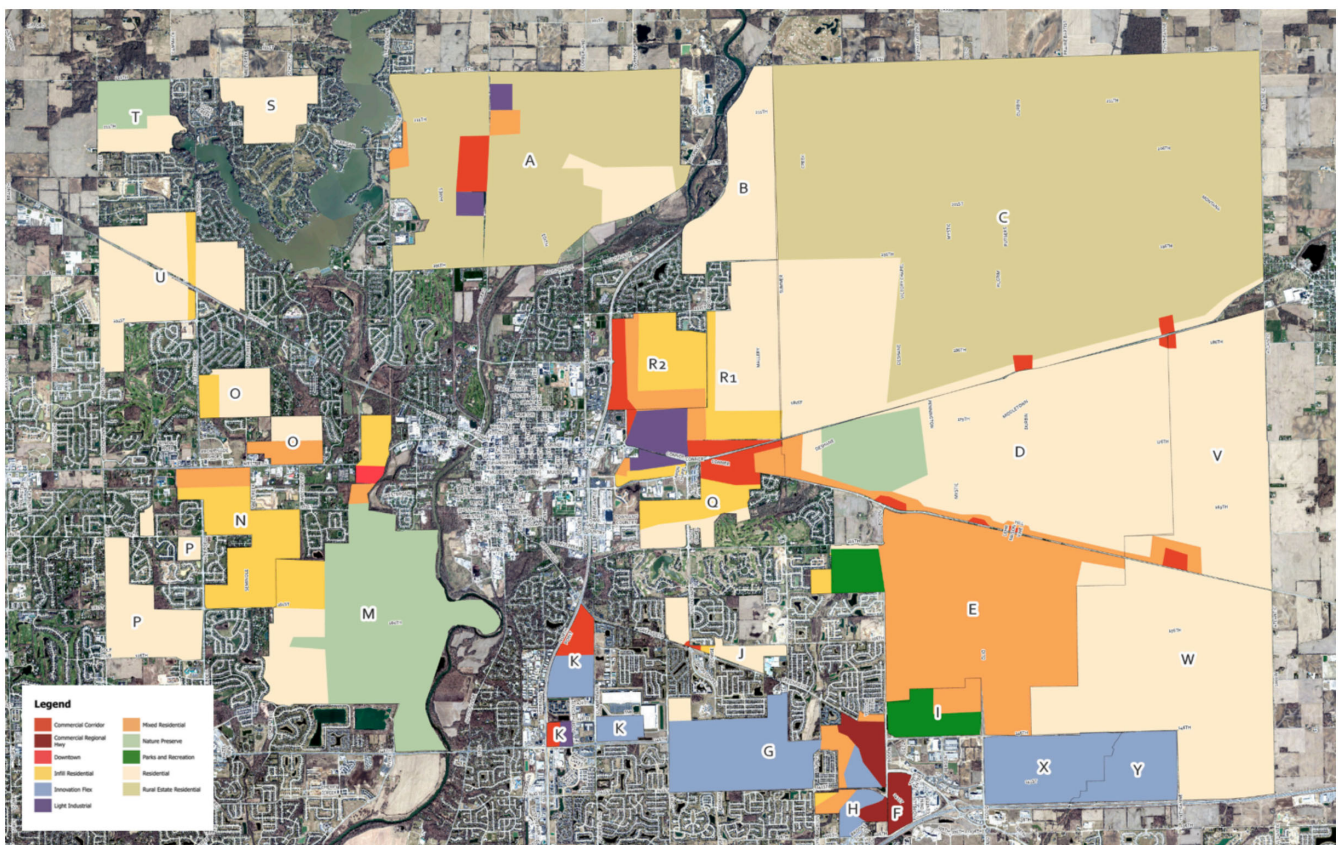


Figure 8 – Noblesville Residential Growth Potential Map

Source: City of Noblesville development resources and interactions with City Staff
Projected Future Growth Study prepared by HWC Engineering (2023).

Noblesville Recreation Zone Improvement Plan Study

Population Growth Potential of Planning Area

The following work sheet / table (**Table 1**) identified the study areas of the Future Growth Analysis Study, their acres and projected dwelling units over the next 10-year period. were used in the Future Growth Analysis Study illustrate the residential growth potential for the next 10 years.

The summary indicates there to be 8,073 residential units during that period. Using the Census information of the City having 2.64 persons per household this would calculation 10-year growth to be a total of 21,313 new persons.

Table 1 also indicates the population growth during those 10 years of the Park Impact Fee time period. Over this 10-year period there would be an average annual growth of 807 residential units or a population of 2,131 persons.

Study Area	Acres	Dwelling Units (0-10 Yrs)	Units / Acre		Populations	Annual Growth	Historic Res. Permits	Forecast Res. Permits	Forecast Pop. @ 2.64 pph
A	144.95	435	3.00		2010	51,969	344		
B	72.50	218	3.01		2011		417		
C	0.00	0			2012		407		
D	0.00	0			2013		482		
E	1,099.00	3,297	3.00		2014		465		
F	0.00	0			2015		622		
G	112.00	336	3.00		2016		570		
H	30.00	90	3.00		2017		493		
I	8.70	26	2.99		2018		592		
J	99.00	297	3.00		2019		882		
K	0.00	0			2020	69,604	609		
L	0.00	0			2021	71,176	1,091		2,880
M	10.00	30	3.00	RIF YEARS	2022	72,748			
N	189.30	568	3.00	1	2023	74,421	1,673	634	
O	37.40	112	2.99	2	2024	76,170	1,749	663	
P	175.40	529	3.02	3	2025	77,998	1,828	692	
Q	140.80	422	3.00	4	2026	79,909	1,911	724	
R1	88.70	266	3.00	5	2027	81,907	1,998	757	
R2	48.80	146	2.99	6	2028	84,036	2,129	806	
S	101.10	303	3.00	7	2029	86,305	2,269	859	
T	0.00	0		8	2030	88,722	2,417	916	
U	332.80	998	3.00	9	2031	91,295	2,573	975	
V	0.00	0		10	2032	94,061	2,766	1,048	
W	0.00	0			TOTAL	21,313	TOTAL	8,073	
X	0.00	0							
Y	0.00	0							
TOTALS	2,690.45	8,073	3.00	Average Annual Growth = 807.3 Units per year					
* Does not include completion of existing developments				Population @ 2.64 pph = 21,313 or annual = 2,131					

Table 1 – Noblesville Potential Residential Growth Projections

(Information taken from Projected Future Growth Study prepared by HWC Engineering – 2023).

As was stated above, these residential growth projections include the existing developments that current still have built out capacities within them.



Noblesville Recreation Zone Improvement Plan Study

Potential Residential Growth Summary Forecast

From the analysis from the Projected Future Growth Study the following is the projection of residential growth over the next 10 years (2023-2032). Also, it should be noted that the assumed population at the end of 2022 (72,748 persons) was factored by the Planning Staff and provided to the Consultant. The findings indicate that the City will grow by 21,313 (via 8,073 residential building permits) by the year 2032 for a total population of 94,061. **Table 2** below highlights this summary information.

Summary of Growth for the City	
Total Growth forecast for the next 10-Year Period	21,313
Estimated 2022 Population	72,748
Potential Future Population	94,061

Table 2 – Potential Residential Growth Summary

Expectations of Population Growth / Residential Building Permit Projections

From the previous analysis the population growth forecast over the next 10 years is tabulated in the following tables and includes projected new residential building permits applying the 2.64 persons per household established in 2020 Census. The following **Table 3** illustrates the historical population growth over the previous decades and forecasts of population growth over the next 10-year period.

City of Noblesville Population

2020 Census of Persons per Household = 2.64

Noblesville Current and Projected – One Impact Zone Area

	2010	2020	2021	2022	2023	2024	2025
Total City of Noblesville	51,969	69,609	71,176	72,748	74,421	76,170	77,998
Annual Growth Rate (Est.)					2.30%	2.35%	2.40%
Households (at 2.64 / house)			26,961	27,556	28,190	28,852	29,545
Total New Households				595	634	662	692
Growth Per Year (Persons)					1,673	1,749	1,828

	2026	2027	2028	2029	2030	2031	2032
Total City of Noblesville	79,909	81,907	84,036	86,305	88,722	91,295	94,061
Annual Growth Rate (Est.)	2.45%	2.50%	2.60%	2.70%	2.80%	2.90%	3.03%
Households (at 2.64 / house)	30,269	31,025	31,832	32,691	33,607	34,581	35,629
Total New Households	724	757	807	859	915	975	1,048
Growth Per Year (Persons)	1,911	1,998	2,130	2,269	2,417	2,573	2,767

One Impact Zone Summary

Year	New Building Permits	New Pop.
2023	634	1,673
2024	662	1,749
2025	692	1,828
2026	724	1,911
2027	757	1,998
2028	807	2,130
2029	859	2,269
2030	915	2,417
2031	975	2,573
2032	1,048	2,767
Total:	8,073	21,313
Average:	807	2,131

2.60% = assumed average annual growth rate

Table 3 – Current and Projected Population and Building Permit Growth

The average annual growth rate percentage projected over the next 10-years represents 2.60%. This annual growth rate closely matches the growth strategies in the previous section of this study. The overall growth projection is 8,073 residential units (21,313 persons). This growth assumes that other development infrastructure components (public utilities, roads, drainage, etc.) will be implemented in advance, or in conjunction with, the residential developments.

Noblesville Recreation Zone Improvement Plan Study

Note that since Park Impact Fees cannot be collected until six months after the ordinance is approved the revenue calculations for building permits will not include those projected in the six months after the ordinance approval.

Following is **Figure 9** that illustrates the historical growth of the City and the projected growth over the coming ten years.

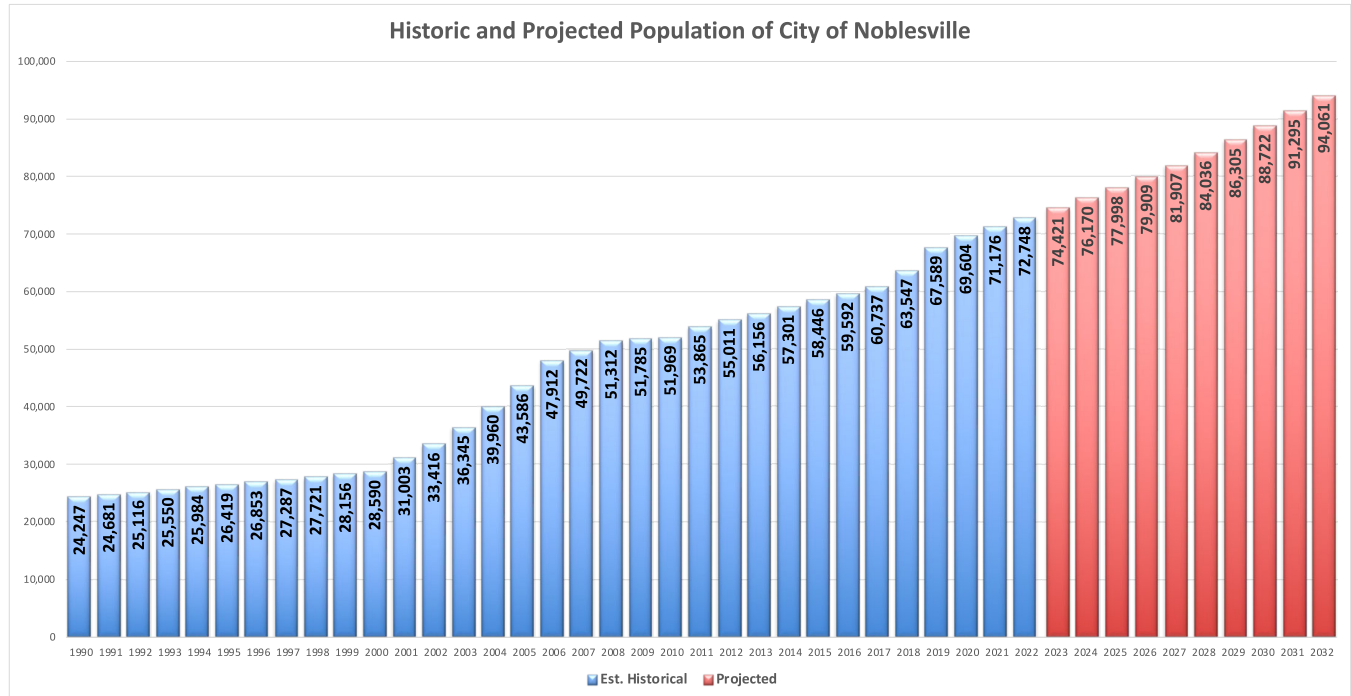


Figure 9 – Historic and Projected Population of the City of Noblesville

Existing Park Land Facilities

Park Sites and Acreage Needed

Noblesville's Five Year Park Master Plan Update categorized parks as block, neighborhood, community or special parks, depending on the size of the park and the population that the park is intended to serve. The following definitions are consistent with those found in the current Park and Recreation Master Plan Update.

Definitions:

- **Block Park** – A small park located within residential areas that serves concentrated or limited population. Typical size is less than 5 acres of land.
- **Neighborhood Park** – An area that provides recreation opportunities within walking distance of residents. Typical size is between 5 and 50 acres of land.
- **Community Park** – An area that provides recreation opportunities for two or more neighborhoods. Typical size is between 51 and 400 acres of land.
- **Special Park** – An area that provides recreation resources and opportunities to all local communities as well as those within the local region. This park type could be a preservation area as well as linear trail and greenway system. Typical size is 100+ acres of land.

Noblesville Recreation Zone Improvement Plan Study

Table 4 is a table of the Park Site and Acres Inventory and provides an inventory of the parks, their acres, type and location within the existing impact zone. Note that Hyde Park property of ±160 acres has been determined to be a future park property but as of the date of this study such transfer, or designation, has not taken place.

Noblesville – Park Inventory 2023 – w/o Hyde Park Acres

Park Department Sites	Acres	Park Type
Fox Prairie Golf Course	221.79	Community
Forest Park Golf Course	49.10	Community
Forest Park Complex	101.67	Community
South Side Park	5.90	Neighborhood
Seminary Park	1.52	Neighborhood
Soccer Fields	28.95	Community
The Wetlands Areas	9.20	Special
Hague Road Nature Haven	43.85	Community
Hague Road Preserve	61.80	Special
Hyde Park (Future)	0.00	Community
Dillion Park	76.31	Community
Forest Hill Nature Preserve	4.82	Community
Riverwalk Depot Park	0.34	Special
Finch Creek Park	187.07	Community
Federal Hill Commons	5.77	Community
Midland Trace Trail (tally below)	0.00	Special
Levee Trail (tally below)	0.00	Special
Stony Creek Trail (tally below)	0.00	Special
Noblesville Alt. Transport. NAT	23.39	Special
SUBTOTAL		821.48

Park Type Breakdown	Total Acres	Percentage
Community Park Acres	719.33	87.57%
Neighborhood Park Acres	7.42	0.90%
Block Park Acres	0.00	0.00%
Special Park Acres	94.73	11.53%
TOTALS	821.48	100.00%

Totals Do **Not** Include "Other"/"School" Facilities Acres

Park Development Status	Total Acres	Percentage
Developed Parks	678.08	82.54%
Special Park Acres	94.73	11.53%
Undeveloped Parks	48.67	5.92%
TOTALS	821.48	100.00%

Table 4 – Park Site Inventory

In the 2019 PIF Study the Park Land Inventory was identified at 876.73 acres. Through updating the City's GIS database adjustments were made to some of the park parcels. With those adjustments it was determined that the current park acres inventory is 821.48.

There are standards that exist for the number of acres of various park/open space lands for each of the above park types. A planning standard that was used in previous Master Plans was an acreage range between 10.00 and 12.25 acres per 1,000 persons.

The total existing City park acreage (*not including county parks within the city, parks in existing subdivisions, open space on school properties*) equals 821.48 acres. When applying the current population against the acreage inventory it calculates out to a current level of service of 11.04 acres per 1,000 persons.

Noblesville Recreation Zone Improvement Plan Study

The Advisory Committee recommended, for the purpose of this study, that the Noblesville Community Level of Service for Park and Open Space land is established to be 11.00 acres per 1,000 persons. The following **Table 5** illustrates the surpluses and deficiencies of land for park and open space purposes for one Impact Zone. The bottom portion of the table indicates the Noblesville Community Level of Service of 11.00 acres / 1,000. Based on the current 2023 inventory and applying the 11.00 acres / 1,000 persons (the current 2023 population) there will be a surplus of 2.85 acres in 2023. Yet, in order to meet the standard for the projected population there will be a need for an additional 216.04 acres of park and open space in 2032.

LAND INVENTORY – CURRENT LEVEL OF SERVICE

12-Feb-24

One Impact Zone Analysis		Estimated 2023 and Projected Populations =					
		74,421					
		94,061					
A	B	C	D	E	F	G	H
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2023 Surplus or Deficiency	2032 Needed if current deficiency is met
Block Park	1 to 5	0.00	0.25	0.00	18.61	(18.61)	(23.52)
Neighborhood Park	4 to 15	7.42	2.00	0.10	148.84	(141.42)	(180.70)
Community Park	10 to 70	719.33	8.00	9.67	595.37	123.96	(33.16)
Special Park	0.5+	94.73	2.00	1.27	148.84	(54.11)	(93.39)
Total Surplus or Deficiency		821.48	12.25	11.04	911.66	(90.18)	(330.77)

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space the Acres Standard per 1,000 persons would be (includes current population) =	11.04
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LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Noblesville Acres Standard						2032 Pop.
						94,061
2023 Population =						
I	J	K	L	M	N	O
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2023 Acreage Needs	2023 Surplus or Deficiency	2032 Acreage Needs	2032 Needed if current deficiency is met
Total Surplus or Deficiency	821.48	11.00	818.63	2.85	1,034.68	(216.04)

Table 5 – Land Inventory – Current Level of Service and Community Level of Service

Using the school sites to help meet future park needs will help to reduce both the total cost of the park system and the amount of the impact fee needed to help pay for the system. This strategy is also consistent with the fact that the City and the School District have worked cooperatively with each other, developing land jointly and sharing facilities whenever possible for the mutual benefit of the City and the School District. Such intergovernmental cooperation has led to the development of schools and parks adjacent to one another. In this way, for example, the same ball field might be used during school hours for physical education classes and during non-school hours for city-sponsored league play.

The City and the School Board should give consideration in the establishment of formal Memos of Understanding for shared uses of sites and facilities for each entity's programming and public use. This will have a significant impact on the community levels of service for the Noblesville's community.

It is also important to note that in order to satisfy requirements in the State impact fee legislation, the City would not be able to use money collected from the proposed impact fee to help pay for acreage needed to overcome a current deficiency. With respect to land acquisition, money generated by the impact fee can be used only toward acquiring the various acreage needed to meet the deficiencies resulting from projected population growth.

Existing Infrastructure of Recreation Facilities

Park Facilities and Current Level of Service [IC 36-7-4-1318 (b)(2)]

In order to know whether existing park and recreation facilities are adequate to meet the needs of the current population, the City established standards for the amount of various types of facilities needed to serve a given amount of population. The desirable local standards for the various types of facilities are stated in the column titled “Noblesville Community Level of Service” in the following tables.

For example, the City has established a standard for multi purpose fields that calls for one (1) multi purpose fields for every 12,000 persons. Refinements were given on the standards for each recreation facility component from that of the previous Master Plan Update and Park Impact Fee studies. The inventory of recreation components found within the Park System and those found in the community as a whole can be found in **Appendix E: Park and Recreation Infrastructure Inventory**. [IC 36-7-4-1318 (b)(1)]

In tallying the recreation facility inventory the Advisory Committee included both the facilities of the Noblesville Parks and Recreation as well as those other recreation facilities serving the public found within the community. These two inventories are tallied and included in **Table 6** [IC 36-7-4-1318 (b)(2)]. The recreation facility standards were updated from the previous five-year master plan. New standards were established for the additional recreation facilities added to this list. State and/or National standards were used as a reference but much analysis was done as to the current inventory and the community needs for each of the facilities.

The application of the local standard to the current population enables the current need to be established and surpluses or deficiencies calculated. The various columns in the top of **Table 6** show:

1. *The recreation facility component being considered (Column A)*
2. *The standard for the number of persons that each facility should serve (Column B)*
3. *Total existing number of each type of recreational facility (baseball fields, softball fields, basketball courts, tennis courts, etc.) in both the Park System as well as in the community (Columns E and F)*
4. *The needed number of each facility type based on application of the standard to the present population (Column H)*
5. *The surplus or deficiency of each facility relative to current population, based on the applicable standard (Column J)*

For example, referring to multi purpose fields in **Table 6**, there are three (3) multi purpose fields as part of the Park System (Column E) and an additional seventeen (17) multi-purpose fields in the community (Column F). In meeting the current Community Level of Service, the City should have 6.20 multi-purpose fields (Column H). If you applied only the park system’s inventory there would be a deficiency of 3.20 multi-purpose fields. Yet there is a total of 20 multi-purpose fields that exist in the community (adding together the park system and the community inventories – Column G). This analysis will be important in applying priorities to each of the recreation components.

The Consultant worked with the Park Staff in establishing priorities of recreation components. These priorities were established based on the Park Department’s perception, user feedback from master planning process, community surveys, etc. along with which components might best benefit in the inclusion of the Park Impact Fees. The priority ranking was “A”-Top Priority, “B”-High Priority, “C”-Needed Priority and “D”-Low Priority.

The following **Table 6** represents the Facility Inventory and Needs projections for the current and future populations. This table is the inventory and needs for the Impact Zone and it indicates the Noblesville Recreation Standards, the current number of facility components, the needed component number based on both current and future populations and the surplus or deficiency of the recreation component. This table also includes the park land (acres) component.

Noblesville Recreation Zone Improvement Plan Study

FACILITY INVENTORY AND NEEDS – One Impact Zone Area

12-Feb-24

One Impact Zone Area														74,421 = Estimated 2023 Pop.		94,061 = Projected 2032 Pop.	
A	B	C	D	E	F	G	H	I	J	K	L	M	N				
Facility	Noblesville Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Community Level of Service (2023 pop.)	2023 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2023 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2032 Population	2032 Needed if current deficiency is met	2032 Needs (Community Level of Service)	Priority (Per Park Dept.)			
Baseball Diamonds (13yrs ↑)	1/10,000	0.10	0.03	2.00	5.00	7.00	7.44	(5.44)	5.44	(0.44)	9.41	(1.96)	1.96	B			
Baseball Diamonds (12yrs ↓)	1/7,500	0.13	0.00	0.00	10.50	10.50	9.92	(9.92)	9.92	0.58	12.54	(2.62)	2.62	B			
Softball Diamonds	1/10,000	0.10	0.01	1.00	11.00	12.00	7.44	(6.44)	6.44	4.56	9.41	(1.96)	1.96	B			
Multi Purpose Fields (includes football)	1/12,000	0.08	0.04	3.00	17.00	20.00	6.20	(3.20)	3.20	13.80	7.84	(1.64)	1.64	A			
Soccer Fields	1/4,000	0.25	0.27	20.00	22.00	42.00	18.61	1.39	0.00	23.39	23.52	(3.52)	3.52	B			
Rugby Fields	1/8,000	0.13	0.00	0.00	1.00	1.00	9.30	(9.30)	9.30	(8.30)	11.76	(2.46)	2.46	B			
Tennis Courts	1/10,000	0.10	0.00	0.00	34.00	34.00	7.44	(7.44)	7.44	26.56	9.41	(1.96)	1.96	B			
Pickleball Courts (outdoors)	1/8,000	0.13	0.11	8.00	0.00	8.00	9.30	(1.30)	1.30	(1.30)	11.76	(2.46)	2.46	A			
Multi Purpose Indoor Sport Courts	1/15,000	0.07	0.00	0.00	10.00	10.00	4.96	(4.96)	4.96	5.04	6.27	(1.31)	1.31	C			
Running / Walking Track (Comm)	1/80,000	0.01	0.00	0.00	3.00	3.00	0.93	(0.93)	0.93	2.07	1.18	(0.25)	0.25	D			
Basketball Goals (outdoors)	1/5,000	0.20	0.08	6.00	39.00	45.00	14.88	(8.88)	8.88	30.12	18.81	(3.93)	3.93	B			
Volleyball Courts (outdoors)	1/15,000	0.07	0.05	4.00	1.00	5.00	4.96	(0.96)	0.96	0.04	6.27	(1.31)	1.31	B			
Skate/Bike Park (Neighborhood)	1/40,000	0.03	0.03	2.00	0.00	2.00	1.86	0.14	0.00	0.14	2.35	(0.35)	0.35	B			
Climbing / Challenge Elements	1/15,000	0.07	0.07	5.00	0.00	5.00	4.96	0.04	0.00	0.04	6.27	(1.27)	1.27	A			
Concessions	1/13,000	0.08	0.08	6.00	0.00	6.00	5.72	0.28	0.00	0.28	7.24	(1.24)	1.24	A			
Indoor Activity Spaces	1/15,000	0.07	0.07	5.00	0.00	5.00	4.96	0.04	0.00	0.04	6.27	(1.27)	1.27	A			
Park Shelters	1/3,500	0.29	0.30	22.00	9.00	31.00	21.26	0.74	0.00	0.74	26.87	(4.87)	4.87	A			
Park Restrooms	1/3,750	0.27	0.28	21.00	15.00	36.00	19.85	1.15	0.00	16.15	25.08	(4.08)	4.08	A			
Nature Havens Components	1/30,000	0.03	0.03	2.00	1.00	3.00	2.48	(0.48)	0.48	0.52	3.14	(0.65)	0.65	B			
Nature Center	1/80,000	0.01	0.00	0.00	1.00	1.00	0.93	(0.93)	0.93	0.07	1.18	(0.25)	0.25	B			
Outdoor Entertain.Venue (amphitheatre)	1/75,000	0.01	0.01	1.00	0.00	1.00	0.99	0.01	0.00	0.01	1.25	(0.25)	0.25	A			
Events Lawn (Acres)	1/20,000	0.05	0.05	4.00	0.00	4.00	3.72	0.28	0.00	0.28	4.70	(0.70)	0.70	A			
Community Centers (Community)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.93	(0.93)	0.93	(0.93)	1.18	(0.25)	0.25	B			
Playgrounds (Comm./Destination)	1/11,000	0.09	0.09	7.00	2.00	9.00	6.77	0.23	0.00	2.23	8.55	(1.55)	1.55	A			
Playgrounds (Neighborhood)	1/30,000	0.03	0.04	3.00	14.00	17.00	2.48	0.52	0.00	14.52	3.14	(0.14)	0.14	B			
Skating Rinks (hockey) Regional	1/100,000	0.01	0.00	0.00	0.00	0.00	0.74	(0.74)	0.74	(0.74)	0.94	(0.20)	0.20	D			
Skating Area (non-hockey)	1/80,000	0.01	0.01	1.00	0.00	1.00	0.93	0.07	0.00	0.07	1.18	(0.18)	0.18	B			
Swimming Pool / Aquatics Facilities	1/30,000	0.03	0.01	1.00	2.00	3.00	2.48	(1.48)	1.48	0.52	3.14	(0.65)	0.65	B			
Sprayground / SplashPad	1/25,000	0.04	0.04	3.00	0.00	3.00	2.98	0.02	0.00	0.02	3.76	(0.76)	0.76	A			
Golf Course 18-hole	1/50,000	0.02	0.03	2.00	4.00	6.00	1.49	0.51	0.00	4.51	1.88	0.12	0.00	D			
Disc Golf Course - 18 hole	1/30,000	0.03	0.01	1.00	1.00	2.00	2.48	(1.48)	1.48	(0.48)	3.14	(0.65)	0.65	B			
Foot Golf Course - 18 hole	1/25,000	0.04	0.00	0.00	0.00	0.00	2.98	(2.98)	2.98	(2.98)	3.76	(0.79)	0.79	B			
Driving Range	1/70,000	0.01	0.01	1.00	0.00	1.00	1.06	(0.06)	0.06	(0.06)	1.34	(0.28)	0.28	D			
Dog Park Area	1/75,000	0.01	0.00	0.00	0.00	0.00	0.99	(0.99)	0.99	(0.99)	1.25	(0.26)	0.26	A			
Maintenance Facilities (Hub)	1/30,000	0.01	0.05	4.00	0.00	4.00	2.48	1.52	0.00	1.52	3.14	0.86	0.00	B			
Maintenance Facilities (Satellite)	1/25,000	0.03	0.04	3.00	0.00	3.00	2.98	0.02	0.00	0.02	3.76	(0.76)	0.76	A			
Maintenance Recreation Storage	1/7,000	0.04	0.15	11.00	0.00	11.00	10.63	0.37	0.00	0.37	13.44	(2.44)	2.44	A			
Multi-use / Nature Pathways (miles)	1 mile /650	1.54	1.75	130.26	0.00	130.26	114.49	15.77	0.00	15.77	144.71	(14.45)	14.45	A			
Park / Open Space Acres	11.0 ac./ 1,000	11.00	11.04	821.48	198.50	1019.98	818.63	2.85	0.00	201.35	1034.68	(213.20)	213.20	A			
														DEVELOPMENT PRIORITY:		Top Priority	
																High Priority	
																Needed Priority	
																Low Priority	

* Current Facilities Data updated from the Park and Recreation Master Plan and Field Inventory.

Table 6 – Facilities Inventory and Needs

The Advisory Committee reviewed and established new standards, or Community Level of Service, to reflect the desired needs of the various recreational infrastructure components. These standards are based on current assumptions of the needs of the community so they need to be reviewed annually by the Park Board. Current facilities not part of the Park System but found within the community zone were also noted. Many of these non-park system components serve a need in the level of service. Therefore, the standards used reflect the impact of all recreation infrastructure components to the level of service found within the community. Again, only the inventory of the Park System was used in determining the current deficiencies and future needs reflected in the Park Impact Fee analysis.

As was suggested with the park land inventory, it is again recommended that the City, the School Board and other recreation providers give consideration in the establishment of formal Memos of Understanding for shared uses of sites and facilities for each entity's programming and public use. This will have a significant impact on the community levels of service for the Noblesville's community.

For the purposes of this study analysis the current and future needs and their related costs were leveraged using the prioritized recreation components.

Noblesville Recreation Zone Improvement Plan Study

Park Facilities – Community Level of Service [37-7-4-1318 (b)(3)]

Summary of Park Facilities Analysis

The number and types of recreational facilities needed currently and in the future were determined using the standards established earlier in the plan and applied to only those components found within the Park System. To overcome current deficiencies the City needs to add the following recreation components over the next ten-year period through funding outside of Park Impact Fees. (Note the recreation components have been arranged by priority.)

To meet the 2032 projected growth and factoring in that the current deficiencies will be met, the City will need to add to its Park System the following recreation components over the next ten-year period, using Park Impact Fee proceeds. (Note the components have been listed in priority groupings in *Table 7*.)

Current Deficiencies and Future Needs

Current Deficiencies and Future Needs			
Current Deficiencies (2023)		Future Needs (2032)	
"A" Priorities	Number	"A" Priorities	Number
Multi Purpose Fields (includes football)	3.20	Multi Purpose Fields (includes football)	1.64
Pickleball Courts (outdoors)	1.30	Pickleball Courts (outdoors)	2.46
Climbing / Challenge Elements	0.00	Climbing / Challenge Elements	1.27
Concessions	0.00	Concessions	1.24
Indoor Activity Spaces	0.00	Indoor Activity Spaces	1.27
Park Shelters	0.00	Park Shelters	4.87
Park Restrooms	0.00	Park Restrooms	4.08
Outdoor Entertain. Venue (amphitheatre)	0.00	Outdoor Entertain. Venue (amphitheatre)	0.25
Events Lawn (Acres)	0.00	Events Lawn (Acres)	0.70
Playgrounds (Comm./Destination)	0.00	Playgrounds (Comm./Destination)	1.55
Sprayground / SplashPad	0.00	Sprayground / SplashPad	0.76
Dog Park Area	0.99	Dog Park Area	0.26
Maintenance Facilities (Satellite)	0.00	Maintenance Facilities (Satellite)	0.76
Maintenance Recreation Storage	0.00	Maintenance Recreation Storage	2.44
Multi-use / Nature Pathways (miles)	0.00	Multi-use / Nature Pathways (miles)	14.45
Park / Open Space Acres	0.00	Park / Open Space Acres	213.20
Remaining Priorities	Number	Remaining Priorities	Number
Baseball Diamonds (13yrs ↑)	5.44	Baseball Diamonds (13yrs ↑)	1.96
Baseball Diamonds (12yrs ↓)	9.92	Baseball Diamonds (12yrs ↓)	2.62
Softball Diamonds	6.44	Softball Diamonds	1.96
Soccer Fields	0.00	Soccer Fields	3.52
Rugby Fields	9.30	Rugby Fields	2.46
Tennis Courts	7.44	Tennis Courts	1.96
Multi Purpose Indoor Sport Courts	4.96	Multi Purpose Indoor Sport Courts	1.31
Running / Walking Track (Comm)	0.93	Running / Walking Track (Comm)	0.25
Basketball Goals (outdoors)	8.88	Basketball Goals (outdoors)	3.93
Volleyball Courts (outdoors)	0.96	Volleyball Courts (outdoors)	1.31
Skate/Bike Park (Neighborhood)	0.00	Skate/Bike Park (Neighborhood)	0.35
Nature Havens Components	0.48	Nature Havens Components	0.65
Nature Center	0.93	Nature Center	0.25
Community Centers (Community)	0.93	Community Centers (Community)	0.25
Playgrounds (Neighborhood)	0.00	Playgrounds (Neighborhood)	0.14
Skating Rinks (hockey) Regional	0.74	Skating Rinks (hockey) Regional	0.20
Skating Area (non-hockey)	0.00	Skating Area (non-hockey)	0.18
Swimming Pool / Aquatics Facilities	1.48	Swimming Pool / Aquatics Facilities	0.65
Golf Course 18-hole	0.00	Golf Course 18-hole	0.00
Disc Golf Course - 18 hole	1.48	Disc Golf Course - 18 hole	0.65
Foot Golf Course - 18 hole	2.98	Foot Golf Course - 18 hole	0.79
Driving Range	0.06	Driving Range	0.28
Maintenance Facilities (Hub)	0.00	Maintenance Facilities (Hub)	0.00

Table 7 – Current Deficiencies and Future Needs

Noblesville Recreation Zone Improvement Plan Study

Acreage Needed for New Facilities – Community Level of Service

The new recreation components that will fill both the current deficiencies and future needs will require land area for their development. Keep in mind that the new components can be sited within existing park land as well as in new park land. The following table (**Table 8**) indicates the approximate acreage required for each of the deficient recreation components in one Impact Zone. In addition, the prioritized groupings of the recreation components have been summarized at the bottom of the table.

When applying the size needs for all of the recreation components the current deficiencies will require approximately 225.95 acres (17.35 acres of “A” Priorities not including the land component). The future needs for all of the recreation components will require approximately 166.94 acres (not including the future need of park acres) with 82.72 acres of “A” Priorities. (Note: the purpose of this table is to illustrate the amount of land space required to accommodate the recreation facility. Thus, the reason for not including the land component in the totals).

Acreage Needs for Recreation Components

Recreation Components	Approximate Acres Required for Facility	Acres with a 15% Contingency Added	2023 Facility Needs	2023 Acres Needed	2032 Facility Needs	2032 Acres Needs of Future Populations	Priorities (Per Dept.)
A	B	C	D	E	F	G	H
Baseball Diamonds (13yrs ↑)	3.75	4.31	5.44	23.47	1.96	8.47	B
Baseball Diamonds (12yrs ↓)	3.23	3.71	9.92	36.86	2.62	9.73	B
Softball Diamonds	2.25	2.59	6.44	16.67	1.96	5.08	B
Multi Purpose Fields (includes football)	2.07	2.38	3.20	7.62	1.64	3.90	A
Soccer Fields	2.07	2.38	0.00	0.00	3.52	8.37	B
Rugby Fields	2.07	2.38	9.30	22.14	2.46	5.84	B
Tennis Courts	0.70	0.81	7.44	5.99	1.96	1.58	B
Pickleball Courts (outdoors)	0.40	0.46	1.30	0.60	2.46	1.13	A
Multi Purpose Indoor Sport Courts	2.07	2.38	4.96	11.81	1.31	3.12	C
Running / Walking Track (Comm)	2.07	2.38	0.93	2.21	0.25	0.58	D
Basketball Goals (outdoors)	0.15	0.17	8.88	1.53	3.93	0.68	B
Volleyball Courts (outdoors)	0.15	0.17	0.96	0.17	1.31	0.23	B
Skate/Bike Park (Neighborhood)	0.35	0.40	0.00	0.00	0.35	0.14	B
Climbing / Challenge Elements	0.10	0.12	0.00	0.00	1.27	0.15	A
Concessions	0.15	0.17	0.00	0.00	1.24	0.21	A
Indoor Activity Spaces	0.10	0.12	0.00	0.00	1.27	0.15	A
Park Shelters	0.15	0.17	0.00	0.00	4.87	0.84	A
Park Restrooms	0.15	0.17	0.00	0.00	4.08	0.70	A
Nature Havens Components	0.75	0.86	0.48	0.41	0.65	0.56	B
Nature Center	1.50	1.73	0.93	1.60	0.25	0.42	B
Outdoor Entertain. Venue (amphitheatre)	3.00	3.45	0.00	0.00	0.25	0.88	A
Events Lawn (Acres)	4.00	4.60	0.00	0.00	0.70	3.23	A
Community Centers (Community)	1.50	1.73	0.93	1.60	0.25	0.42	B
Playgrounds (Comm./Destination)	0.50	0.58	0.00	0.00	1.55	0.89	A
Playgrounds (Neighborhood)	0.30	0.35	0.00	0.00	0.14	0.05	B
Skating Rinks (hockey) Regional	2.00	2.30	0.74	1.71	0.20	0.45	D
Skating Area (non-hockey)	0.26	0.30	0.00	0.00	0.18	0.05	B
Swimming Pool / Aquatics Facilities	15.00	17.25	1.48	25.54	0.65	11.29	B
Sprayground / SplashPad	0.50	0.58	0.00	0.00	0.76	0.44	A
Golf Course 18-hole	135.00	155.25	0.00	0.00	0.00	0.00	D
Disc Golf Course - 18 hole	10.00	11.50	1.48	17.03	0.65	7.53	B
Foot Golf Course - 18 hole	11.00	12.65	2.98	37.66	0.79	9.94	B
Driving Range	30.00	34.50	0.06	2.18	0.28	9.68	D
Dog Park Area	8.00	9.20	0.99	9.13	0.26	2.41	A
Maintenance Facilities (Hub)	2.00	2.30	0.00	0.00	0.00	0.00	B
Maintenance Facilities (Satellite)	1.00	1.15	0.00	0.00	0.76	0.88	A
Maintenance Recreation Storage	0.10	0.12	0.00	0.00	2.44	0.28	A
Multi-use / Nature Pathways (miles)	4.01	4.61	0.00	0.00	14.45	66.64	A
Park / Open Space Acres	0.00	0.00	0.00	0.00	213.20	0.00	A
Total Park Acres Needed to Accommodate ALL of the Recreation Components				225.95		166.94	
Total Acres Needed to Accommodate "A" Priority Components (not including new park acres)				17.35		82.72	
Total Acres Needed to Accommodate Remaining Priority Components (not including new park acres)				208.60		84.22	

Table 8 – Acreage Needs for Recreation Components

Community Level of Service Needs and Cost Estimates

The cost estimates of the recreational amenities required to overcome both the current deficiencies and future needs were estimated by establishing facility costs for each of the recreation components. The information in **Table 9** illustrates the estimated costs required for both the current deficiencies and future needs. Note, the yellow shaded lines are the recommended "A" priorities to be applied to the Park Impact Fee calculations. Again, remember that current deficiencies cannot use Park Impact Fee resources, whereas *future needs* can use Impact Fees resources. Adjustments were made in the facility costs with this study update. Particularly in the costs for trails and park acres. These adjustments better matched the current land value and construction pricing of recent transactions and bidding.

Facility Needs – Costs for One Impact Zone

FACILITY NEEDS – COSTS

12-Feb-24

One Zone – City Wide Analysis (All Facilities)							
		74,421	= Estimated 2023 Pop.		94,061	= Projected 2032 Pop.	
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2032 Deficiency	Costs Needed to Remove 2032 Deficiency	Priorities (Per Dept.)
Baseball Diamonds (13yrs ↑)	2.00	\$ 90,000	5.44	\$ 489,791	1.96	\$ 176,762	B
Baseball Diamonds (12yrs ↓)	0.00	\$ 80,000	9.92	\$ 793,826	2.62	\$ 209,496	B
Softball Diamonds	1.00	\$ 60,000	6.44	\$ 386,527	1.96	\$ 117,841	B
Multi Purpose Fields (includes football)	3.00	\$ 110,000	3.20	\$ 352,194	1.64	\$ 180,035	A
Soccer Fields	20.00	\$ 90,000	0.00	\$ -	3.52	\$ 316,382	B
Rugby Fields	0.00	\$ 90,000	9.30	\$ 837,239	2.46	\$ 220,953	B
Tennis Courts	0.00	\$ 45,000	7.44	\$ 334,895	1.96	\$ 88,381	B
Pickleball Courts (outdoors)	8.00	\$ 75,000	1.30	\$ 97,699	2.46	\$ 184,127	A
Multi Purpose Indoor Sport Courts	0.00	\$ 3,150,000	4.96	\$ 15,628,453	1.31	\$ 4,124,448	C
Running / Walking Track (Comm)	0.00	\$ 500,000	0.93	\$ 465,133	0.25	\$ 122,751	D
Basketball Goals (outdoors)	6.00	\$ 20,000	8.88	\$ 177,685	3.93	\$ 78,561	B
Volleyball Courts (outdoors)	4.00	\$ 7,500	0.96	\$ 7,211	1.31	\$ 9,820	B
Skate/Bike Park (Neighborhood)	2.00	\$ 150,000	0.00	\$ -	0.35	\$ 52,730	B
Climbing / Challenge Elements	5.00	\$ 40,000	0.00	\$ -	1.27	\$ 50,830	A
Concessions	6.00	\$ 250,000	0.00	\$ -	1.24	\$ 308,874	A
Indoor Activity Spaces	5.00	\$ 450,000	0.00	\$ -	1.27	\$ 571,843	A
Park Shelters	22.00	\$ 125,000	0.00	\$ -	4.87	\$ 609,337	A
Park Restrooms	21.00	\$ 250,000	0.00	\$ -	4.08	\$ 1,020,762	A
Nature Havens Components	2.00	\$ 500,000	0.48	\$ 240,353	0.65	\$ 327,337	B
Nature Center	0.00	\$ 1,000,000	0.93	\$ 930,265	0.25	\$ 245,503	B
Outdoor Entertain.Venue (amphitheatre)	1.00	\$ 750,000	0.00	\$ -	0.25	\$ 190,614	A
Events Lawn (Acres)	4.00	\$ 100,000	0.00	\$ -	0.70	\$ 70,307	A
Community Centers (Community)	0.00	\$ 3,000,000	0.93	\$ 2,790,795	0.25	\$ 736,509	B
Playgrounds (Comm./Destination)	7.00	\$ 650,000	0.00	\$ -	1.55	\$ 1,008,175	A
Playgrounds (Neighborhood)	3.00	\$ 45,000	0.00	\$ -	0.14	\$ 6,092	B
Skating Rinks (hockey) Regional	0.00	\$ 2,500,000	0.74	\$ 1,860,530	0.20	\$ 491,006	D
Skating Area (non-hockey)	1.00	\$ 300,000	0.00	\$ -	0.18	\$ 52,730	B
Swimming Pool / Aquatics Facilities	1.00	\$ 6,500,000	1.48	\$ 9,624,594	0.65	\$ 4,255,383	B
Sprayground / SplashPad	3.00	\$ 600,000	0.00	\$ -	0.76	\$ 457,474	A
Golf Course 18-hole	2.00	\$ 5,000,000	0.00	\$ -	0.00	\$ -	D
Disc Golf Course - 18 hole	1.00	\$ 15,000	1.48	\$ 22,211	0.65	\$ 9,820	B
Foot Golf Course - 18 hole	0.00	\$ 10,000	2.98	\$ 29,768	0.79	\$ 7,856	B
Driving Range	1.00	\$ 750,000	0.06	\$ 47,370	0.28	\$ 210,431	D
Dog Park Area	0.00	\$ 700,000	0.99	\$ 694,598	0.26	\$ 183,309	A
Maintenance Facilities (Hub)	4.00	\$ 800,000	0.00	\$ -	0.00	\$ -	B
Maintenance Facilities (Satellite)	3.00	\$ 650,000	0.00	\$ -	0.76	\$ 495,597	A
Maintenance Recreation Storage	11.00	\$ 300,000	0.00	\$ -	2.44	\$ 731,204	A
Multi-use / Nature Pathways (miles)	130.26	\$ 1,000,000	0.00	\$ -	14.45	\$ 14,449,894	A
Park / Open Space Acres	821.48	\$ 60,000	0.00	\$ -	213.20	\$ 12,791,744	A
		TOTALS		\$ 35,811,137		\$ 45,164,920	
		Cost of Facilities Needed to Remove Current Deficiency (2023):		\$		\$ 35,811,137	
		Cost of Facilities Needed to Accommodate Future Development (2032):		\$		\$ 45,164,920	
		Total Facility Costs:		\$		\$ 80,976,057	

Applied Summary:		Current	2032 Pop.
		Costs Needed to Remove Current Deficiency	Costs Needed to Remove 2032 Deficiency
"A" Priorities Components		\$ 1,144,491	\$ 33,304,128

Table 9 – Cost of Recreation Components to Overcome Current Deficiencies and Future Needs

Noblesville Recreation Zone Improvement Plan Study

The component cost estimates were based on current construction estimates and those of actual projects. They are broad estimates at this point in time since there are many variables to consider. The current (2023) deficiencies (raising Current Level of Service to Community Level Service) for ALL recreation facilities total \$35,811,137 and would need to be completed within the next ten years (2032).

The component cost estimates for future (2032) needs, including ALL of the recreation components, total \$45,164,920. Costs for ALL current deficiencies AND future recreation facility needs total \$80,976,057. In the same manner the Prioritized Groupings were summarized at the bottom of the previous table. The current deficiencies (2023) for the "A" Priorities would be \$1,144,491. The "A" Priority components cost estimates for the future (2032) needs would be \$33,304,128.

Park Impact Fee Scenario

The Advisory Committee and the Consultant looked at various scenarios created by selection and combinations of components. **Table 10** lists each scenario and its current deficiency dollar amount and its future need dollar amount. The table then lists what the impact fee amount would be for each identified scenario. This calculation applies the total 10-year projected residential building permits (8,073 residential building permits) into the costs of the recreation components to determine a "gross" Park Impact Fee amount (without any applied deductions). The last two columns of **Table 10** show the ratio of the current deficiencies (what the City will be responsible for outside of Park Impact Fee dollars) and the future needs (or available Park Impact Fee dollars).

Recreation Impact Fee Scenario Analysis

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

23-Jan-24

Forecast 10-Year Residential Building Permits Total: 8,073

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (City Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 1,144,491	\$ 33,304,128	\$ 4,125	3.3%	96.7%
Priority "B" Components Only	B	\$ 16,665,161	\$ 6,912,156	\$ 856	70.7%	29.3%
Priority "C" Components Only	C	\$ 15,628,453	\$ 4,124,448	\$ 511	79.1%	20.9%
Priority "D" Components Only	D	\$ 2,373,033	\$ 824,188	\$ 102	74.2%	25.8%
		\$ 35,811,137	\$ 45,164,920		44.2%	55.8%
Baseball Diamonds (13yrs ↑)	B	\$ 489,791	\$ 176,762	\$ 22	73.5%	26.5%
Baseball Diamonds (12yrs ↓)	B	\$ 793,826	\$ 209,496	\$ 26	79.1%	20.9%
Softball Diamonds	B	\$ 386,527	\$ 117,841	\$ 15	76.6%	23.4%
Multi Purpose Fields (includes football)	A	\$ 352,194	\$ 180,035	\$ 22	66.2%	33.8%
Soccer Fields	B	\$ -	\$ 316,382	\$ 39	0.0%	100.0%
Rugby Fields	B	\$ 837,239	\$ 220,953	\$ 27	79.1%	20.9%
Tennis Courts	B	\$ 334,895	\$ 88,381	\$ 11	79.1%	20.9%
Pickleball Courts (outdoors)	A	\$ 97,699	\$ 184,127	\$ 23	34.7%	65.3%
Multi Purpose Indoor Sport Courts	C	\$ 15,628,453	\$ 4,124,448	\$ 511	79.1%	20.9%
Running / Walking Track (Comm)	D	\$ 465,133	\$ 122,751	\$ 15	79.1%	20.9%
Basketball Goals (outdoors)	B	\$ 177,685	\$ 78,561	\$ 10	69.3%	30.7%
Volleyball Courts (outdoors)	B	\$ 7,211	\$ 9,820	\$ 1	42.3%	57.7%
Skate/Bike Park (Neighborhood)	B	\$ -	\$ 52,730	\$ 7	0.0%	100.0%
Climbing / Challenge Elements	A	\$ -	\$ 50,830	\$ 6	0.0%	100.0%
Concessions	A	\$ -	\$ 308,874	\$ 38	0.0%	100.0%
Indoor Activity Spaces	A	\$ -	\$ 571,843	\$ 71	0.0%	100.0%
Park Shelters	A	\$ -	\$ 609,337	\$ 75	0.0%	100.0%
Park Restrooms	A	\$ -	\$ 1,020,762	\$ 126	0.0%	100.0%
Nature Havens Components	B	\$ 240,353	\$ 327,337	\$ 41	42.3%	57.7%
Nature Center	B	\$ 930,265	\$ 245,503	\$ 30	79.1%	20.9%
Outdoor Entertain.Venue (amphitheatre)	A	\$ -	\$ 190,614	\$ 24	0.0%	100.0%
Events Lawn (Acres)	A	\$ -	\$ 70,307	\$ 9	0.0%	100.0%
Community Centers (Community)	B	\$ 2,790,795	\$ 736,509	\$ 91	79.1%	20.9%
Playgrounds (Comm./Destination)	A	\$ -	\$ 1,008,175	\$ 125	0.0%	100.0%
Playgrounds (Neighborhood)	B	\$ -	\$ 6,092	\$ 1	0.0%	100.0%
Skating Rinks (hockey) Regional	D	\$ 1,860,530	\$ 491,006	\$ 61	79.1%	20.9%
Skating Area (non-hockey)	B	\$ -	\$ 52,730	\$ 7	0.0%	100.0%
Swimming Pool / Aquatics Facilities	B	\$ 9,624,594	\$ 4,255,383	\$ 527	69.3%	30.7%
Sprayground / SplashPad	A	\$ -	\$ 457,474	\$ 57	0.0%	100.0%
Golf Course 18-hole	D	\$ -	\$ -	\$ -	0.0%	0.0%
Disc Golf Course - 18 hole	B	\$ 22,211	\$ 9,820	\$ 1	0.0%	0.0%
Foot Golf Course - 18 hole	B	\$ 29,768	\$ 7,856	\$ 1	0.0%	0.0%
Driving Range	D	\$ 47,370	\$ 210,431	\$ 26	18.4%	81.6%
Dog Park Area	A	\$ 694,598	\$ 183,309	\$ 23	79.1%	20.9%
Maintenance Facilities (Hub)	B	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Maintenance Facilities (Satellite)	A	\$ -	\$ 495,597	\$ 61	0.0%	100.0%
Maintenance Recreation Storage	A	\$ -	\$ 731,204	\$ 91	0.0%	100.0%
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 14,449,894	\$ 1,790	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 12,791,744	\$ 1,584	0.0%	100.0%
All Components		\$ 35,811,137	\$ 45,164,920	\$ 5,594	44.2%	55.8%

Table 10 –
Park Impact
Fee Scenarios

Noblesville Recreation Zone Improvement Plan Study

Table 11 provides a summary of the Applied Recreation Components ("A" Priorities) that will be applied in the Park Impact Fee calculations.

Recreation Impact Fee Scenario Summary of “A” Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount (Gross)	Ratio (City Share)	Ratio (RIF Share)
Multi Purpose Fields (includes football)	A	\$ 352,194	\$ 180,035	\$ 22	66.2%	33.8%
Pickleball Courts (outdoors)	A	\$ 97,699	\$ 184,127	\$ 23	34.7%	65.3%
Climbing / Challenge Elements	A	\$ -	\$ 50,830	\$ 6	0.0%	100.0%
Concessions	A	\$ -	\$ 308,874	\$ 38	0.0%	100.0%
Indoor Activity Spaces	A	\$ -	\$ 571,843	\$ 71	0.0%	100.0%
Park Shelters	A	\$ -	\$ 609,337	\$ 75	0.0%	100.0%
Park Restrooms	A	\$ -	\$ 1,020,762	\$ 126	0.0%	100.0%
Outdoor Entertain.Venue (amphitheatre)	A	\$ -	\$ 190,614	\$ 24	0.0%	100.0%
Events Lawn (Acres)	A	\$ -	\$ 70,307	\$ 9	0.0%	100.0%
Playgrounds (Comm./Destination)	A	\$ -	\$ 1,008,175	\$ 125	0.0%	100.0%
Sprayground / SplashPad	A	\$ -	\$ 457,474	\$ 57	0.0%	100.0%
Dog Park Area	A	\$ 694,598	\$ 183,309	\$ 23	79.1%	20.9%
Maintenance Facilities (Satellite)	A	\$ -	\$ 495,597	\$ 61	0.0%	100.0%
Maintenance Recreation Storage	A	\$ -	\$ 731,204	\$ 91	0.0%	100.0%
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 14,449,894	\$ 1,790	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 12,791,744	\$ 1,584	0.0%	100.0%
Priority "A" Components		\$ 1,144,491	\$ 33,304,128	\$ 4,125	3.3%	96.7%

Table 11 – Park Impact Fee Scenario Summary of “A” Priorities



Recommended Park Impact Fee

Funding for Current Deficiencies Based on Community Level of Service

[IC 36-7-4-1318(c)(3)]

Again, Park Impact Fees cannot be used to cover the costs of identified current deficiencies. The noted current deficient recreation components have been listed in **Table 12** along with each project's funding sources and projected cost budget.

The City of Noblesville has had an active Park Impact Fee Ordinance in place since 2001 with related ordinances being updated every three to five years. Each Park Impact Fee study and ordinance carries similar, but not always the same, list of recreation infrastructure components used in Park Impact Fee calculations. **Appendix F** documents the annual amount of Park Impact Fee collections and disbursements since 2001. Currently there is a Park Impact Fee balance of just under \$1 million dollars (*Refer to Appendix F*). Each Park Impact Fee update study projects current deficiencies and future needs based on a ten-year schedule, but the Park Impact Fee update always occurs during the fourth and fifth year of the ten-year plan. Due to the variety of park development schedules the implementation of the fees collected were not always applied within the ordinance time period. This, over the years, has resulted in the current balance of funds in the Park Impact Fee account. The Consultant reviewed the Park Impact Fee fund reserve with the City's Legal Department to determine how best to use this balance towards the recreation infrastructure needs. It was felt that since the fund was collected on the various common recreation infrastructure components that were consistent in each Park Impact Fee update that portions of the funds could be used as a funding resource for 2023 current deficiencies. This is similar in how the City's Road Impact Fees are modeled.

The current deficiencies of the selected "A" Priority components total \$1,144,491. The Consultant worked with the City Administrative Staff and Advisory Committee regarding the various funding sources that could be used to fund the current deficiencies. **Table 12** outlines the funding sources and their applied distribution. The funding sources and their related percentage of distribution include Park Capital Improvement Budget (52.43%), and Cash (47.57%). Other funding sources are not anticipated at this time.

City of Noblesville – Park Department

Forecast Funding for Current Recreation Component Deficiencies

12-Feb-24

Prepared by: Noblesville Parks and Recreation and Lehman & Lehman, Inc.

Project Description		Quantities	Project Amount		Funding Source(s)								
"A" Priority Components	Current Needs		Costs		Grants	Park Capital Improvement Budget	Financial (FIT)	TIF	Bonds	Donations	Cash	TOTALS	YEAR TO IMPLEMENT
Multi Purpose Fields (includes football)	3.20	\$	352,194								\$ 352,194	\$ 352,194	2026
Pickleball Courts (outdoors)	1.30	\$	97,699								\$ 97,699	\$ 97,699	2025
Climbing / Challenge Elements	0.00	\$	-									\$ -	
Concessions	0.00	\$	-									\$ -	
Indoor Activity Spaces	0.00	\$	-									\$ -	
Park Shelters	0.00	\$	-									\$ -	
Park Restrooms	0.00	\$	-									\$ -	
Outdoor Entertain.Venue (amphitheatre)	0.00	\$	-									\$ -	
Events Lawn (Acres)	0.00	\$	-									\$ -	
Playgrounds (Comm./Destination)	0.00	\$	-									\$ -	
Sprayground / SplashPad	0.00	\$	-									\$ -	
Dog Park Area	0.99	\$	694,598		\$ 600,000						\$ 94,598	\$ 694,598	2025
Maintenance Facilities (Satellite)	0.00	\$	-									\$ -	
Maintenance Recreation Storage	0.00	\$	-									\$ -	
Multi-use / Nature Pathways (miles)	0.00	\$	-									\$ -	
Park / Open Space Acres	0.00	\$	-									\$ -	
		\$	1,144,491										
		\$	-	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544,491	\$ 1,144,491	
10 Year Total =	\$	-	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544,491		
10 Year Annual Average =	\$	-	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,449		
Funding Sources Percentages =	0.00%	52.43%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	47.57%	100.00%			

Table 12 – Funding Sources for Current Deficiencies

Noblesville Recreation Zone Improvement Plan Study

Analysis of Non-Local Revenue and Impact Deductions

Following IC 36-7-4-1321 the Park Impact Fee Formula is as follows:

Park Impact Fee =

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr. Residential Building Permits

- **Impact Costs** = Cost estimate [made at time of study] needed to fund projected future infrastructure needs of the next 10-year period
- **Non-Local Revenue** = Reasonable estimate [made at time of study] of revenues that will be received from any source other than a governmental source that will be used in the Impact Zone
- **Impact Deduction** = Reasonable estimate [made at time of study] of revenues from taxes levied and charges & fees that will be paid during the 10-year period after assessment of the impact fee to defray the capital costs of providing infrastructure in the Impact Zone
- **10-Year Building Permits** = Forecast of residential building permits projected in the next ten year period

Non-Local Revenue Deductions

It was determined that there were no Non-Local Revenue Deductions that apply to these recreation infrastructure components.

Impact Deductions

Park Impact Fees cannot be used to fund current deficiencies. From **Table 12**, two (2) funding sources are noted for the current deficiencies. Those funding sources include Park Capital Improvement Budget and Cash (utilizing the current Park Impact Fee Fund). Cash, as a funding source, have limited roots to property taxes and other residential sources. However, the Park Capital Improvement Budget Fund is a funding source that comes from property taxes and other residential sources. **Table 12** outlines the disbursements of the funds on an annual basis (years 2023 to 2032) as defined by the implementation year noted in **Table 13**.

City of Noblesville – Park and Recreation Department									12-Feb-24
Forecast Annual Funding for Current Recreation Component Deficiencies									Prepared by: City of Noblesville and Lehman & Lehman, Inc.
RIF YEARS	A	B	C	D	E	F	G	H	FUND TOTALS (B)
	Grants	Park Capital Improvement Budget	Financial (FIT)	TIF	Bonds	Donations	Cash	TOTALS	
2023									
2024	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,194	\$ 352,194	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,699	\$ 97,699	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024-2033 TOTALS	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 449,893	\$ 1,049,893	\$ 600,000

Table 13 – Forecast Annual Funding for Current Deficiencies

Noblesville Recreation Zone Improvement Plan Study

The impact of these funding sources will be based on the number of households within the City. The following **Table 14** establishes the cumulative households (column A) of the City over the next 10 years with the projected growth of households each year as noted in column B. The cumulative of the new household growth is noted in column C. The costs that affect residential property tax of the current deficiency for the next 10 years are noted in column D. The table indicates the calculated amounts of the funding of current deficiency per household (columns E, G, and H). The totals of those three columns are multiplied by the cumulative New Households (column C) to determine the impact deductions for each year of the 10-year Park Impact Fee period as noted in column I. The total Impact Deduction amount is determined to be \$26,956. The Impact Deduction is subtracted from the original Impact Costs in determining the Park Impact Fee.

City of Noblesville – Park and Recreation Department									
Impact Deduction Calculations									
12-Feb-24 Prepared by: Noblesville Parks and Recreation and Lehman & Lehman, Inc.									
Year	A Cumulative Households	B New Households (Annual)	C New Households (Cumulative)	D Costs to Remove Current Deficiency	E Cost / Household for Park Capital Improvement Budget	F Costs / Household for City TIF	G Cost / Household City Cumulative Capital Funds	H Impact Deductions (Cum. From Bond Issue New Households)	I Totals of Impact Deductions for the New Households
2022	27,556			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	28,190	634	634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	28,852	662	1,296	\$ 600,000	\$ 20.80	\$ -	\$ -	\$ -	\$ 26,956
2025	29,545	692	1,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	30,269	724	2,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	31,025	757	3,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	31,832	807	4,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	32,691	859	5,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	33,607	915	6,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	34,581	975	7,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	35,629	1,048	8,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	8,073	\$ 600,000	\$ 20.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,956
NOTES: Cumulative households over 10 year period Projected new households over 10 year period Cumulative Totals of Household Growth over 10-Yr. Period Budgeted portion from the implementation schedule Cost per household to remove existing deficiencies [A divided by D] There is not Residential Impact in the generation of City TIF Cost Per household to remove existing defic. Using City Cum. Capital Funds Cost Per household to remove existing defic. Bond Issue Funding Costs applied to new households for current deficiencies [E + G + H times C]									
Total "Impact Deduction" for Park Capital Improvement Budget (Total Column I):									\$ 26,956

Table 14 – Impact Deduction Calculations

As per the above calculations the summary of the Future Needs of the “A” Priorities is indicated in **Table 15** below.

Recreation Impact Fee Components 2023		
"A" Priority Components	Future Needs	Costs
Multi Purpose Fields (includes football)	1.64	\$ 180,035
Pickleball Courts (outdoors)	2.46	\$ 184,127
Climbing / Challenge Elements	1.27	\$ 50,830
Concessions	1.24	\$ 308,874
Indoor Activity Spaces	1.27	\$ 571,843
Park Shelters	4.87	\$ 609,337
Park Restrooms	4.08	\$ 1,020,762
Outdoor Entertain.Venue (amphitheatre)	0.25	\$ 190,614
Events Lawn (Acres)	0.70	\$ 70,307
Playgrounds (Comm./Destination)	1.55	\$ 1,008,175
Sprayground / SplashPad	0.76	\$ 457,474
Dog Park Area	0.26	\$ 183,309
Maintenance Facilities (Satellite)	0.76	\$ 495,597
Maintenance Recreation Storage	2.44	\$ 731,204
Multi-use / Nature Pathways (miles)	14.45	\$ 14,449,894
Park / Open Space Acres	213.20	\$ 12,791,744
		\$ 33,304,128

Table 15 – Future Needs of “A” Components and their Costs

Noblesville Recreation Zone Improvement Plan Study

Following IC 36-7-4-1321 the Park Impact Fee Formula is as follows:

$$\text{Impact Costs} - \text{Non-Local Revenues} - \text{Impact Deductions} / 10\text{-Yr. Bldg. Permits} = \text{Park Impact Fee}$$

As shown in **Table 16** the total estimated cost of improvements ("A" Priorities) needed to accommodate projected future growth is \$33,277,172 (Adjusted Impact Costs which include the Impact Deductions of \$26,956 and Non-Local Revenues of \$0.00). Therefore, the Park Impact Fee is calculated as indicated in **Table 16**. Using the above formula, the result is a recommended Impact Fee of **\$4,122**.

This recommended Park Impact Fee assumes that there will be a growth in housing permits at an average of 807 units per year over the next ten years (2023-2032). Future recreation facility needs will be funded using the suggested Park Impact Fee of \$4,122. **There will be the need to perform an update to this Park Impact Fee study by or before 2027.**

IMPACT FEE CALCULATIONS

15-Feb-24

Recommended Park Impact Fee – City of Noblesville

"A" Priorities Recreation Infrastructure Components

Costs Needed to Remove Current Deficiency =	\$	1,144,491
Average Projected Costs / Year (2023 to 2032) =	\$	114,449

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

$$\text{Impact Costs} - \text{Non-Local Revenues} - \text{Impact Deductions} / 10\text{-Yr Building Permits} = \text{Impact Fee}$$

	2032 Population
Projected 2028 Populations =	94,061
Number of Expected New Residential Building Permits in the next 10 years =	8,073
Impact Costs Needed to Meet Future (2032) Needs =	\$ 33,304,128
Less Anticipated Non-Local Revenues Available towards Future (2032) Needs =	
Less Anticipated Impact Deductions against Future (2032) Needs =	\$ (26,956)
Adjusted Future Needs Costs =	\$ 33,277,172
Projected Park Impact Fee =	\$ 4,122

Non-Local Revenue and Impact Deductions % of Impact Costs = 0.08%

Housing Equivalents (Optional)

Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	\$ 4,122
Two Family Dwelling Unit (per dwelling unit)	95%	\$ 3,916
Multi Family Dwelling Unit (per dwelling unit):		
One Bedroom	65%	\$ 2,679
Two Bedrooms	85%	\$ 3,504
Three Bedrooms or Larger	100%	\$ 4,122
Mobile Home	65%	\$ 2,679

Table 16 – Recommended Park Impact Fee Calculations

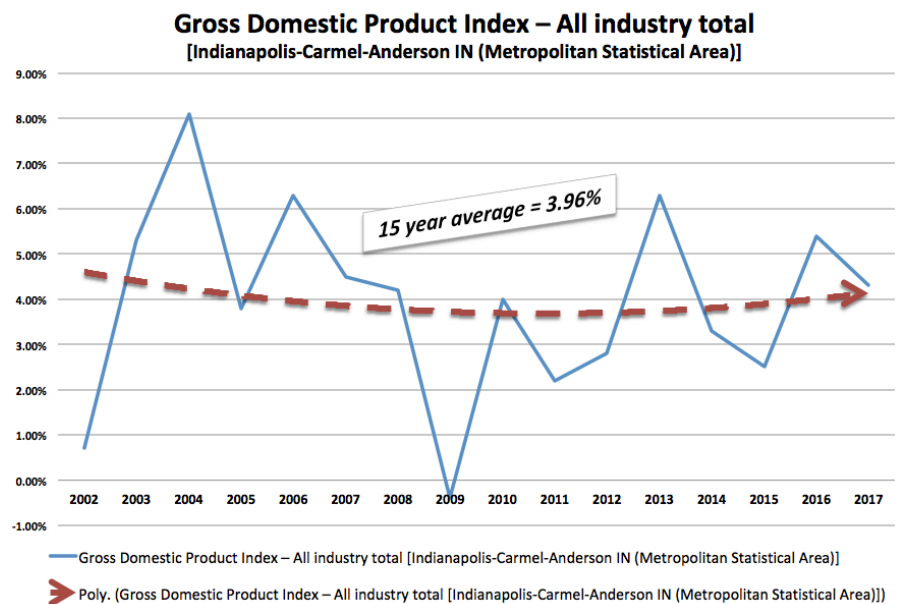
Park Impact Fee **Housing Equivalent** – As in the past Park Impact Fee Ordinances for the City they have included a Housing Equivalent to the established Park Impact Fee. Such an equivalent will accommodate the diversity of housing types. A sample of how the Optional Housing Equivalent could be applied can be found in the bottom of **Table 16**.

Noblesville Recreation Zone Improvement Plan Study

Annual Inflationary Adjustments

In order to keep pace with the increase of construction costs some communities have adopted their Park Impact Fee Ordinance with a stepped increase over the ten-year period. Other communities have adopted an annual inflationary adjustment. This will need to be determined by the City of Noblesville. The Advisory Committee recommends that the City of Noblesville consider an annual 3.0% to 5.0% inflation factor be applied to the Park Impact Fee. **Table 17** and **Figure 10** illustrate the projected revenue for Park Impact Fees with and without the inflation factor applied. A flat inflationary percentage could be used for this adjustment or annual adjustments could be made using a **Gross Domestic Product** (GDP) factor as shown below for the Indianapolis-Carmel-Anderson IN Metro Area. The Bureau of Economic Analysis has calculated the Annual percentage change from 2002 to 2017. The following **Figure 10** illustrate this annual change. There has been a trend with an annual average trend of 3.96% over the last 15 years.

**Figure 10 – GDP
Percentage Change
from 2002 to 2017**



Annual Revenue Forecasts

The collection of Park Impact Fee revenues cannot begin until six (6) months after the approval of the ordinance by the City. Assuming that the City Council will approval the Park Impact Fee ordinance in April 2024 the six-month period will end in September 2024. Based on this the new ordinance will go into collection effect in at that time. The current Park Impact Fee ordinance will be used until this new ordinance becomes activated. **Table 17** and **Figure 11** reflect this analysis. **Table 17** reflects an annual inflation rate of 3.0%.

Projected Future Annual Collections of Recreation Impact Fees

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
*Projected New Residential Building Permits:	634	662	692	724	757	807	859	915	975	1,048
Applied RIF: \$	4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122
Projected Recreation Impact Fee Collections: \$	-	\$ 910,199	\$ 2,854,229	\$ 2,983,621	\$ 3,119,102	\$ 3,324,962	\$ 3,542,619	\$ 3,773,021	\$ 4,017,189	\$ 4,319,419
Cumulative RIF Gained: \$	-	\$ 910,199	\$ 3,764,428	\$ 6,748,049	\$ 9,867,150	\$ 13,192,113	\$ 16,734,732	\$ 20,507,753	\$ 24,524,942	\$ 28,844,361
Applied RIF: \$	4,122	\$ 4,122	\$ 4,246	\$ 4,373	\$ 4,504	\$ 4,639	\$ 4,778	\$ 4,922	\$ 5,069	\$ 5,221
Projected RIF with 3.0% Inflation Factor: \$	-	\$ 937,505	\$ 3,028,052	\$ 3,260,283	\$ 3,510,576	\$ 3,854,543	\$ 4,230,073	\$ 4,640,340	\$ 5,088,855	\$ 5,635,861
Cumulative RIF Gained with Inflation: \$	-	\$ 937,505	\$ 3,965,557	\$ 7,225,840	\$ 10,736,416	\$ 14,590,958	\$ 18,821,031	\$ 23,461,371	\$ 28,550,226	\$ 34,186,087

**** NOTE:** The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.
It is assumed that under the new Ordinance recreation impact fees will begin to be collected in Septe,ber 2024. (assuming Ordinance approval in April 2024)

Table 17 – Park Impact Fee Revenue Calculations

Noblesville Recreation Zone Improvement Plan Study

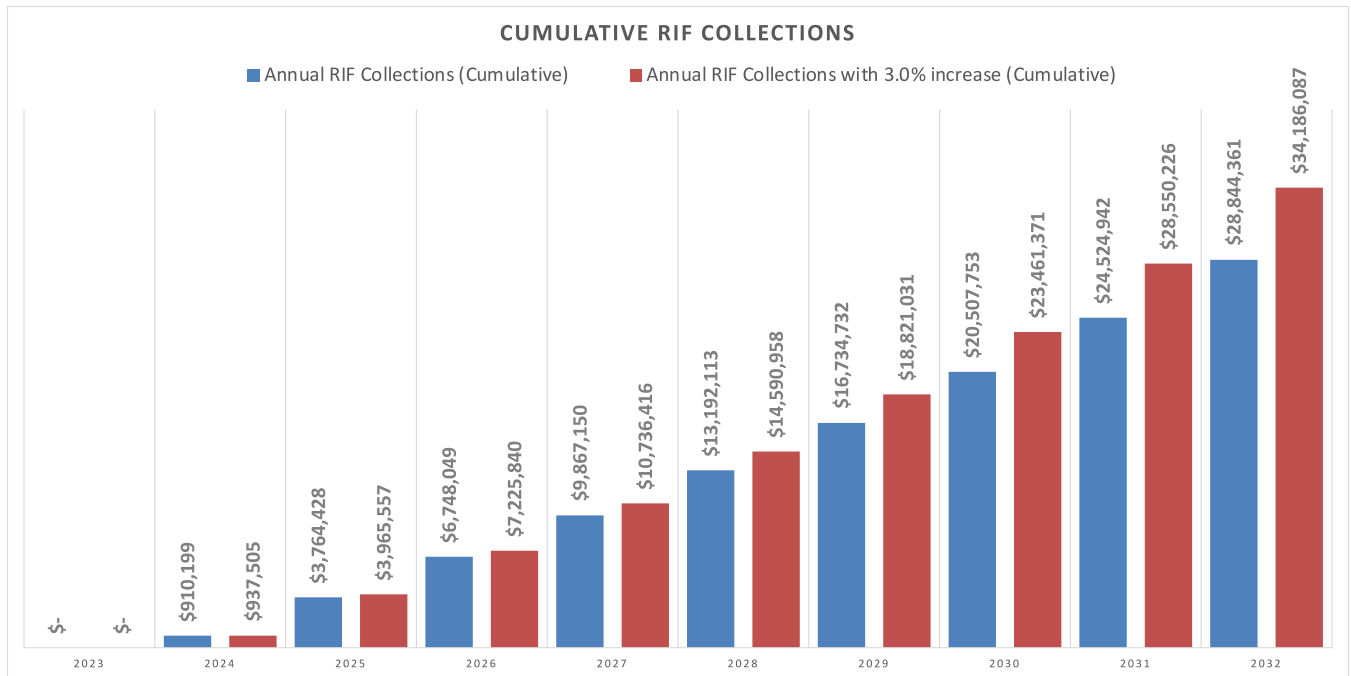


Figure 11 – Park Impact Fee Revenues Graph

Donations or In Lieu Of Impact Fee Components

As is being experienced in other communities that have Park Impact Fee ordinances, residential developers sometimes prefer to have the option to develop noted recreation components themselves and receive credit against impact fee charges. It was felt that both the multi-use trails and the land/open space are components where credit against Park Impact Fees could be considered. The City will need to develop the policy for such credit considerations.



Noblesville Recreation Zone Improvement Plan Study

National Averages of Park Impact Fees

The firm of *Clancy Mullen, Duncan Associates* annually tracks Impact Fees throughout the country. Their 2015 *National Impact Fee Survey* results serve only as a reference to this study. The averages of the 2015 survey found the following:

- Average Park Impact Fees of 195 municipalities -----\$2,812

Park Impact Fee Statistics – State of Indiana

Current Park Impact Fees of the noted municipalities (with ordinance dates noted). Note, Noblesville’s Annual adjustments are shown with a 3.0% annual adjustment applied.

Municipality	Ordinance Year	Recreation Impact Fee	Annual Adjustments (Inflation Factor) (Brown = Assumed no Annual Adjustments)				
			Year 1	Year 2	Year 3	Year 4	Year 5
Avon	2022	\$ 1,227	\$ 1,227	\$ 1,288	\$ 1,353	\$ 1,420	\$ 1,491
Bargersville	2021	\$ 1,580	\$ 1,580	\$ 1,659	\$ 1,742	\$ 1,829	\$ 1,920
Brownsburg	2023	\$ 1,770	\$ 1,770	\$ 1,912	\$ 2,065	\$ 2,230	\$ 2,408
Carmel	2022	\$ 4,882	\$ 4,882	\$ 4,882	\$ 4,882	\$ 4,882	\$ 4,882
Chesterton	2019	\$ 994	\$ 994	\$ 1,044	\$ 1,096	\$ 1,151	\$ 1,208
Cicero	2022	\$ 1,205	\$ 1,205	\$ 1,265	\$ 1,329	\$ 1,395	\$ 1,465
Crown Point	2022	\$ 1,171	\$ 1,171	\$ 1,230	\$ 1,291	\$ 1,356	\$ 1,423
Danville	2021	\$ 1,117	\$ 1,117	\$ 1,173	\$ 1,231	\$ 1,293	\$ 1,358
Fishers	2023	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
Franklin	2020	\$ 1,142	\$ 1,142	\$ 1,142	\$ 1,142	\$ 1,142	\$ 1,142
Greenfield	2023	\$ 1,680	\$ 1,680	\$ 1,764	\$ 1,852	\$ 1,945	\$ 2,042
Greenwood	2020	\$ 1,590	\$ 1,590	\$ 1,670	\$ 1,753	\$ 1,841	\$ 1,933
Ingalls	2022	\$ 1,436	\$ 1,436	\$ 1,508	\$ 1,583	\$ 1,662	\$ 1,745
McCordsville	2023	\$ 1,525	\$ 1,525	\$ 1,601	\$ 1,681	\$ 1,765	\$ 1,854
Monrovia	2024	\$ 1,159	\$ 1,159	\$ 1,217	\$ 1,278	\$ 1,342	\$ 1,409
Noblesville	2024	\$ 4,122	\$ 4,122	\$ 4,246	\$ 4,373	\$ 4,504	\$ 4,639
Plainfield	2022	\$ 2,533	\$ 2,533	\$ 2,533	\$ 2,533	\$ 2,533	\$ 2,533
Schererville	2018	\$ 2,172	\$ 2,172	\$ 2,172	\$ 2,172	\$ 2,172	\$ 2,172
Shelbyville	2022	\$ 1,346	\$ 1,346	\$ 1,413	\$ 1,484	\$ 1,558	\$ 1,636
Sheridan	2023	\$ 1,289	\$ 1,289	\$ 1,353	\$ 1,421	\$ 1,492	\$ 1,567
St. John	2018	\$ 1,886	\$ 1,886	\$ 1,886	\$ 1,886	\$ 1,886	\$ 1,886
Valparaiso	2020	\$ 1,448	\$ 1,448	\$ 1,520	\$ 1,596	\$ 1,676	\$ 1,760
Westfield	2024	\$ 3,485	\$ 3,485	\$ 3,485	\$ 3,485	\$ 3,485	\$ 3,485
Whitestown	2019	\$ 1,511	\$ 1,511	\$ 1,511	\$ 1,511	\$ 1,511	\$ 1,511
Winfield	2021	\$ 947	\$ 947	\$ 947	\$ 947	\$ 947	\$ 947
Zionsville	2021	\$ 2,045	\$ 2,045	\$ 2,045	\$ 2,045	\$ 2,045	\$ 2,045
Average of the Recreation Impact Fees Above =			\$ 1,875	\$ 1,922	\$ 1,970	\$ 2,022	\$ 2,075



Noblesville Recreation Zone Improvement Plan Study

Implementation Schedule – For Raising Current Deficiencies to Community Level of Service [IC 36-7-4-1318(c)(1)(2)]

The following Table (**Table 18**) represents a tentative implementation schedule to meet the baseline of service for the identified current deficiencies. At the bottom of this table is a summary of all recreation components. Only the recreation components related and factored into the Park Impact Fee are summarized on an annual basis.

Current Deficiencies Implementation – Non-Recreation Impact Fees													
Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.													
Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi Purpose Fields (includes football)	\$ 110,000	3.20	\$ 352,194				\$ 352,194						
Pickleball Courts (outdoors)	\$ 75,000	1.30	\$ 97,699			\$ 97,699							
Climbing / Challenge Elements	\$ 40,000	0.00	\$ -										
Concessions	\$ 250,000	0.00	\$ -										
Indoor Activity Spaces	\$ 450,000	0.00	\$ -										
Park Shelters	\$ 125,000	0.00	\$ -										
Park Restrooms	\$ 250,000	0.00	\$ -										
Outdoor Entertain.Venue (amphitheatre)	\$ 750,000	0.00	\$ -										
Events Lawn (Acres)	\$ 100,000	0.00	\$ -										
Playgrounds (Comm./Destination)	\$ 650,000	0.00	\$ -										
Sprayground / SplashPad	\$ 600,000	0.00	\$ -										
Dog Park Area	\$ 700,000	0.99	\$ 694,598		\$ 694,598								
Maintenance Facilities (Satellite)	\$ 650,000	0.00	\$ -										
Maintenance Recreation Storage	\$ 300,000	0.00	\$ -										
Multi-use / Nature Pathways (miles)	\$ 1,000,000	0.00	\$ -										
Park / Open Space Acres	\$ 60,000	0.00	\$ -										
Current Deficiency Total: \$ 1,144,491				\$ -	\$ 694,598	\$ 97,699	\$ 352,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
IMPLEMENTATION PER YEAR:													
Multi Purpose Fields (includes football)						1.30	3.20						
Pickleball Courts (outdoors)													
Climbing / Challenge Elements													
Concessions													
Indoor Activity Spaces													
Park Shelters													
Park Restrooms													
Outdoor Entertain.Venue (amphitheatre)													
Events Lawn (Acres)													
Playgrounds (Comm./Destination)													
Sprayground / SplashPad													
Dog Park Area					0.99								
Maintenance Facilities (Satellite)													
Maintenance Recreation Storage													
Multi-use / Nature Pathways (miles)													
Park / Open Space Acres													
The following park sites / facilities are suggested to facilitate the deficient recreational components:													
LOCATIONS OF COMPONENTS:													
Multi Purpose Fields (includes football)						Various Park(s)	Various Park(s)						
Pickleball Courts (outdoors)													
Climbing / Challenge Elements													
Concessions													
Indoor Activity Spaces													
Park Shelters													
Park Restrooms													
Outdoor Entertain.Venue (amphitheatre)													
Events Lawn (Acres)													
Playgrounds (Comm./Destination)													
Sprayground / SplashPad													
Dog Park Area						Various Park(s)							
Maintenance Facilities (Satellite)													
Maintenance Recreation Storage													
Multi-use / Nature Pathways (miles)													
Park / Open Space Acres													

Table 18 – Implementation Schedule for Current Deficiencies

The Advisory Committee recommends that the 10-year implementation schedule begin in 2024. The implementation of the various recreation components will be throughout the 10-year period. The majority of the implementation work will occur in various park facilities between 2024 and 2026. The location of the recreation components will be determined by the Park Department based on need.



Noblesville Recreation Zone Improvement Plan Study

Implementation Schedule – Future Anticipated Needs Based on Community Level of Service [IC 36-7-4-1318(b)(4)(5)]

The following Table (**Table 19**) represents a tentative implementation schedule to meet the baseline of service for the identified future needs. These needs are fundable via Park Impact Fees.

Future Needs Implementation – Recreation Impact Fees														Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.
Recreation Component	Component Unit Cost	Future Need	Component Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Multi Purpose Fields (includes football)	\$ 110,000	1.64	\$ 180,035				\$ 180,035							
Pickleball Courts (outdoors)	\$ 75,000	2.46	\$ 184,127			\$ 184,127								
Climbing / Challenge Elements	\$ 40,000	1.27	\$ 50,830							\$ 50,830				
Concessions	\$ 250,000	1.24	\$ 308,874			\$ 308,874								
Indoor Activity Spaces	\$ 450,000	1.27	\$ 571,843					\$ 571,843						
Park Shelters	\$ 125,000	4.87	\$ 609,337			\$ 300,000		\$ 309,337						
Park Restrooms	\$ 250,000	4.08	\$ 1,020,762				\$ 250,000		\$ 250,000		\$ 250,000		\$ 270,762	
Outdoor Entertain.Venue (amphitheatre)	\$ 750,000	0.25	\$ 190,614							\$ 190,614				
Events Lawn (Acres)	\$ 100,000	0.70	\$ 70,307									\$ 70,307		
Playgrounds (Comm./Destination)	\$ 650,000	1.55	\$ 1,008,175			\$ 1,008,175								
Sprayground / SplashPad	\$ 600,000	0.76	\$ 457,474			\$ 457,474								
Dog Park Area	\$ 700,000	0.26	\$ 183,309		\$ 183,309									
Maintenance Facilities (Satellite)	\$ 650,000	0.76	\$ 495,597					\$ 495,597						
Maintenance Recreation Storage	\$ 300,000	2.44	\$ 731,204			\$ 350,000			\$ 381,204					
Multi-use / Nature Pathways (miles)	\$ 1,000,000	14.45	\$ 14,449,894			\$ 2,500,000	\$ 2,500,000		\$ 2,500,000	\$ 2,500,000		\$ 2,500,000	\$ 1,949,894	
Park / Open Space Acres	\$ 60,000	213.20	\$ 12,791,744			\$ 3,000,000		\$ 3,000,000			\$ 3,000,000		\$ 3,791,744	
			(Not Adjusted for Non-Local Rev. & Impact Deductions)											
Future Needs Total: \$ 33,304,128				\$ -	\$ 183,309	\$ 7,100,475	\$ 3,938,211	\$ 4,376,777	\$ 3,131,204	\$ 2,741,445	\$ 3,250,000	\$ 2,570,307	\$ 6,012,400	
IMPLEMENTATION PER YEAR:														
Multi Purpose Fields (includes football)						2.46	1.64							
Pickleball Courts (outdoors)										1.27				
Climbing / Challenge Elements														
Concessions						1.24		1.27						
Indoor Activity Spaces								2.47						
Park Shelters						2.40								
Park Restrooms							1.00		1.00		1.00		1.08	
Outdoor Entertain.Venue (amphitheatre)										0.25				
Events Lawn (Acres)												0.70		
Playgrounds (Comm./Destination)							1.55							
Sprayground / SplashPad							0.76							
Dog Park Area				0.26										
Maintenance Facilities (Satellite)								0.76						
Maintenance Recreation Storage						1.17			1.27					
Multi-use / Nature Pathways (miles)						2.50	2.50		2.50	2.50		2.50	1.95	
Park / Open Space Acres						50.00		50.00			50.00		63.20	
The following park sites / facilities are suggested to facilitate the future needed recreational components:														
LOCATIONS OF COMPONENTS:														
Multi Purpose Fields (includes football)						Various Park(s)	Various Park(s)							
Pickleball Courts (outdoors)						Various Park(s)				Various Park(s)				
Climbing / Challenge Elements						Various Park(s)								
Concessions								Various Park(s)						
Indoor Activity Spaces						Various Park(s)		Various Park(s)						
Park Shelters							Various Park(s)		Various Park(s)		Various Park(s)		Various Park(s)	
Park Restrooms														
Outdoor Entertain.Venue (amphitheatre)										Various Park(s)				
Events Lawn (Acres)														
Playgrounds (Comm./Destination)							Various Park(s)					Various Park(s)		
Sprayground / SplashPad						Various Park(s)								
Dog Park Area				Various Park(s)										
Maintenance Facilities (Satellite)								Various Park(s)						
Maintenance Recreation Storage						Various Park(s)	Various Park(s)		Various Park(s)					
Multi-use / Nature Pathways (miles)						Various Park(s)	Various Park(s)		Various Park(s)	Various Park(s)		Various Park(s)	Various Park(s)	
Park / Open Space Acres								Various Park(s)			Various Park(s)		Various Park(s)	

Table 19 – Implementation Schedule for Future Needs

The Advisory Committee recommends that the implementation for future needs be done starting in 2024 and continuing through 2032. The implementation of the various recreation components is suggested over the 10-year period. The location of the various components will be determined by the Park Department based on need.



Noblesville Recreation Zone Improvement Plan Study

Summary of Impact Fee Study

The following previously illustrated tables summarize the inventory, need analysis, and cost projections for this study.

City of Noblesville Population

2020 Census of Persons per Household = **2.64**

One Impact Zone Summary

Noblesville Current and Projected – One Impact Zone Area

	2010	2020	2021	2022	2023	2024	2025
Total City of Noblesville	51,969	69,609	71,176	72,748	74,421	76,170	77,998
Annual Growth Rate (Est.)					2.30%	2.35%	2.40%
Households (at 2.64 / house)			26,961	27,556	28,190	28,852	29,545
Total New Households				595	634	662	692
Growth Per Year (Persons)					1,673	1,749	1,828

	2026	2027	2028	2029	2030	2031	2032
Total City of Noblesville	79,909	81,907	84,036	86,305	88,722	91,295	94,061
Annual Growth Rate (Est.)	2.45%	2.50%	2.60%	2.70%	2.80%	2.90%	3.03%
Households (at 2.64 / house)	30,269	31,025	31,832	32,691	33,607	34,581	35,629
Total New Households	724	757	807	859	915	975	1,048
Growth Per Year (Persons)	1,911	1,998	2,130	2,269	2,417	2,573	2,767

Year	New Building Permits	New Pop.
2023	634	1,673
2024	662	1,749
2025	692	1,828
2026	724	1,911
2027	757	1,998
2028	807	2,130
2029	859	2,269
2030	915	2,417
2031	975	2,573
2032	1,048	2,767
Total:	8,073	21,313
Average:	807	2,131

2.60% = assumed average annual growth rate

LAND INVENTORY – CURRENT LEVEL OF SERVICE

12-Feb-24

One Impact Zone Analysis		Estimated 2023 and Projected Populations =					
		74,421					
		94,061					
A	B	C	D	E	F	G	H
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2023 Surplus or Deficiency	2032 Needed if current deficiency IS met
Block Park	1 to 5	0.00	0.25	0.00	18.61	(18.61)	(23.52)
Neighborhood Park	4 to 15	7.42	2.00	0.10	148.84	(141.42)	(180.70)
Community Park	10 to 70	719.33	8.00	9.67	595.37	123.96	(33.16)
Special Park	0.5+	94.73	2.00	1.27	148.84	(54.11)	(93.39)
Total Surplus or Deficiency		821.48	12.25	11.04	911.66	(90.18)	(330.77)

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space the Acres Standard per 1,000 persons would be (includes current population) = **11.04**

LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Noblesville Acres Standard						2032 Pop.
2023 Population =						94,061
I	J	K	L	M	N	O
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2023 Acreage Needs	2023 Surplus or Deficiency	2032 Acreage Needs	2032 Needed if current deficiency IS met
Total Surplus or Deficiency	821.48	11.00	818.63	2.85	1,034.68	(216.04)

Noblesville Recreation Zone Improvement Plan Study

FACILITY INVENTORY AND NEEDS – One Impact Zone Area

12-Feb-24

One Impact Zone Area														74,421 = Estimated 2023 Pop.	94,061 = Projected 2032 Pop.
A	B	C	D	E	F	G	H	I	J	K	L	M	N		
Facility	Noblesville Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Community Level of Service (2023 pop.)	2023 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2023 Surplus or Deficiency (CL) Factor All Facilities	Community Level of Service 2032 Population	2032 Needed if current deficiency is met	2032 Needs (Community Level of Service)	Priority (Per Park Dept.)	
Baseball Diamonds (13yrs ↑)	1/10,000	0.10	0.03	2.00	5.00	7.00	7.44	(5.44)	5.44	(0.44)	9.41	(1.96)	1.96	B	
Baseball Diamonds (12yrs ↓)	1/7,500	0.13	0.00	0.00	10.50	10.50	9.92	(9.92)	9.92	0.58	12.54	(2.62)	2.62	B	
Softball Diamonds	1/10,000	0.10	0.01	1.00	11.00	12.00	7.44	(6.44)	6.44	4.56	9.41	(1.96)	1.96	B	
Multi Purpose Fields (includes football)	1/12,000	0.08	0.04	3.00	17.00	20.00	6.20	(3.20)	3.20	13.80	7.84	(1.64)	1.64	A	
Soccer Fields	1/4,000	0.25	0.27	20.00	22.00	42.00	18.61	1.39	0.00	23.39	23.52	(3.52)	3.52	B	
Rugby Fields	1/8,000	0.13	0.00	0.00	1.00	1.00	9.30	(9.30)	9.30	(8.30)	11.76	(2.46)	2.46	B	
Tennis Courts	1/10,000	0.10	0.00	0.00	34.00	34.00	7.44	(7.44)	7.44	26.56	9.41	(1.96)	1.96	B	
Pickleball Courts (outdoors)	1/8,000	0.13	0.11	8.00	0.00	8.00	9.30	(1.30)	1.30	(1.30)	11.76	(2.46)	2.46	A	
Multi Purpose Indoor Sport Courts	1/15,000	0.07	0.00	0.00	10.00	10.00	4.96	(4.96)	4.96	5.04	6.27	(1.31)	1.31	C	
Running / Walking Track (Comm)	1/80,000	0.01	0.00	0.00	3.00	3.00	0.93	(0.93)	0.93	2.07	1.18	(0.25)	0.25	D	
Basketball Goals (outdoors)	1/5,000	0.20	0.08	6.00	39.00	45.00	14.88	(8.88)	8.88	30.12	18.81	(3.93)	3.93	B	
Volleyball Courts (outdoors)	1/15,000	0.07	0.05	4.00	1.00	5.00	4.96	(0.96)	0.96	0.04	6.27	(1.31)	1.31	B	
Skate/Bike Park (Neighborhood)	1/40,000	0.03	0.03	2.00	0.00	2.00	1.86	0.14	0.00	0.14	2.35	(0.35)	0.35	B	
Climbing / Challenge Elements	1/15,000	0.07	0.07	5.00	0.00	5.00	4.96	0.04	0.00	0.04	6.27	(1.27)	1.27	A	
Concessions	1/13,000	0.08	0.08	6.00	0.00	6.00	5.72	0.28	0.00	0.28	7.24	(1.24)	1.24	A	
Indoor Activity Spaces	1/15,000	0.07	0.07	5.00	0.00	5.00	4.96	0.04	0.00	0.04	6.27	(1.27)	1.27	A	
Park Shelters	1/3,500	0.29	0.30	22.00	9.00	31.00	21.26	0.74	0.00	9.74	26.87	(4.87)	4.87	A	
Park Restrooms	1/3,750	0.27	0.28	21.00	15.00	36.00	19.85	1.15	0.00	16.15	25.08	(4.08)	4.08	A	
Nature Havens Components	1/30,000	0.03	0.03	2.00	1.00	3.00	2.48	0.52	0.00	0.52	3.14	(0.65)	0.65	B	
Nature Center	1/80,000	0.01	0.00	0.00	1.00	1.00	0.93	(0.93)	0.93	0.07	1.18	(0.25)	0.25	B	
Outdoor Entertain.Venue (amphitheatre)	1/75,000	0.01	0.01	1.00	0.00	1.00	0.99	0.01	0.00	0.01	1.25	(0.25)	0.25	A	
Events Lawn (Acres)	1/20,000	0.05	0.05	4.00	0.00	4.00	3.72	0.28	0.00	0.28	4.70	(0.70)	0.70	A	
Community Centers (Community)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.93	(0.93)	0.93	(0.93)	1.18	(0.25)	0.25	B	
Playgrounds (Comm./Destination)	1/11,000	0.09	0.09	7.00	2.00	9.00	6.77	0.23	0.00	2.23	8.55	(1.55)	1.55	A	
Playgrounds (Neighborhood)	1/30,000	0.03	0.04	3.00	14.00	17.00	2.48	0.52	0.00	14.52	3.14	(0.14)	0.14	B	
Skating Rinks (hockey) Regional	1/100,000	0.01	0.00	0.00	0.00	0.00	0.74	(0.74)	0.74	0.74	0.94	(0.20)	0.20	D	
Skating Area (non-hockey)	1/80,000	0.01	0.01	1.00	0.00	1.00	0.93	0.07	0.00	0.07	1.18	(0.18)	0.18	B	
Swimming Pool / Aquatics Facilities	1/30,000	0.03	0.01	1.00	2.00	3.00	2.48	(1.48)	1.48	0.52	3.14	(0.65)	0.65	B	
Sprayground / SplashPad	1/25,000	0.04	0.04	3.00	0.00	3.00	2.98	0.02	0.00	0.02	3.76	(0.76)	0.76	A	
Golf Course 18-hole	1/50,000	0.02	0.03	2.00	4.00	6.00	1.49	0.51	0.00	4.51	1.88	0.12	0.00	D	
Disc Golf Course - 18 hole	1/30,000	0.03	0.01	1.00	1.00	2.00	2.48	(1.48)	1.48	(0.48)	3.14	(0.65)	0.65	B	
Foot Golf Course - 18 hole	1/25,000	0.04	0.00	0.00	0.00	0.00	2.98	(2.98)	2.98	(2.98)	3.76	(0.76)	0.76	B	
Driving Range	1/70,000	0.01	0.01	1.00	0.00	1.00	1.06	(0.06)	0.06	(0.06)	1.34	(0.28)	0.28	D	
Dog Park Area	1/75,000	0.01	0.00	0.00	0.00	0.00	0.99	(0.99)	0.99	(0.99)	1.25	(0.26)	0.26	A	
Maintenance Facilities (Hub)	1/30,000	0.01	0.05	4.00	0.00	4.00	2.48	1.52	0.00	1.52	3.14	0.86	0.00	B	
Maintenance Facilities (Satellite)	1/25,000	0.03	0.04	3.00	0.00	3.00	2.98	0.02	0.00	0.02	3.76	(0.76)	0.76	A	
Maintenance Recreation Storage	1/7,000	0.04	0.15	11.00	0.00	11.00	10.63	0.37	0.00	0.37	13.44	(2.44)	2.44	A	
Multi-use / Nature Pathways (miles)	1 mile / 650	1.54	1.75	130.26	0.00	130.26	114.49	15.77	0.00	15.77	144.71	(14.45)	14.45	A	
Park / Open Space Acres	11.0 ac. / 1,000	11.00	11.04	821.48	198.50	1019.98	818.63	2.85	0.00	201.35	1034.68	(213.20)	213.20	A	
														Top Priority	A
														High Priority	B
														Needed Priority	C
														Low Priority	D

* Current Facilities Data updated from the Park and Recreation Master Plan and Field Inventory.

DEVELOPMENT PRIORITY:

FACILITY NEEDS – COSTS

12-Feb-24

One Zone – City Wide Analysis (All Facilities)			74,421	= Estimated 2023 Pop.	94,061	= Projected 2032 Pop.	
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2032 Deficiency	Costs Needed to Remove 2032 Deficiency	Priorities (Per Dept.)
Baseball Diamonds (13yrs ↑)	2.00	\$ 90,000	5.44	\$ 489,791	1.96	\$ 176,762	B
Baseball Diamonds (12yrs ↓)	0.00	\$ 80,000	9.92	\$ 793,826	2.62	\$ 209,496	B
Softball Diamonds	1.00	\$ 60,000	6.44	\$ 386,527	1.96	\$ 117,841	B
Multi Purpose Fields (includes football)	3.00	\$ 110,000	3.20	\$ 352,194	1.64	\$ 180,035	A
Soccer Fields	20.00	\$ 90,000	0.00	\$ -	3.52	\$ 316,382	B
Rugby Fields	0.00	\$ 90,000	9.30	\$ 837,239	2.46	\$ 220,953	B
Tennis Courts	0.00	\$ 45,000	7.44	\$ 334,895	1.96	\$ 88,381	B
Pickleball Courts (outdoors)	8.00	\$ 75,000	1.30	\$ 97,699	2.46	\$ 184,127	A
Multi Purpose Indoor Sport Courts	0.00	\$ 3,150,000	4.96	\$ 15,628,453	1.31	\$ 4,124,448	C
Running / Walking Track (Comm)	0.00	\$ 500,000	0.93	\$ 465,133	0.25	\$ 122,751	D
Basketball Goals (outdoors)	6.00	\$ 20,000	8.88	\$ 177,685	3.93	\$ 78,561	B
Volleyball Courts (outdoors)	4.00	\$ 7,500	0.96	\$ 7,211	1.31	\$ 9,820	B
Skate/Bike Park (Neighborhood)	2.00	\$ 150,000	0.00	\$ -	0.35	\$ 52,730	B
Climbing / Challenge Elements	5.00	\$ 40,000	0.00	\$ -	1.27	\$ 50,830	A
Concessions	6.00	\$ 250,000	0.00	\$ -	1.24	\$ 308,874	A
Indoor Activity Spaces	5.00	\$ 450,000	0.00	\$ -	1.27	\$ 571,843	A
Park Shelters	22.00	\$ 125,000	0.00	\$ -	4.87	\$ 609,337	A
Park Restrooms	21.00	\$ 250,000	0.00	\$ -	4.08	\$ 1,020,762	A
Nature Havens Components	2.00	\$ 500,000	0.48	\$ 240,353	0.65	\$ 327,337	B
Nature Center	0.00	\$ 1,000,000	0.93	\$ 930,265	0.25	\$ 245,503	B
Outdoor Entertain.Venue (amphitheatre)	1.00	\$ 750,000	0.00	\$ -	0.25	\$ 190,614	A
Events Lawn (Acres)	4.00	\$ 100,000	0.00	\$ -	0.70	\$ 70,307	A
Community Centers (Community)	0.00	\$ 3,000,000	0.93	\$ 2,790,795	0.25	\$ 736,509	B
Playgrounds (Comm./Destination)	7.00	\$ 650,000	0.00	\$ -	1.55	\$ 1,008,175	A
Playgrounds (Neighborhood)	3.00	\$ 45,000	0.00	\$ -	0.14	\$ 6,092	B
Skating Rinks (hockey) Regional	0.00	\$ 2,500,000	0.74	\$ 1,860,530	0.20	\$ 491,006	D
Skating Area (non-hockey)	1.00	\$ 300,000	0.00	\$ -	0.18	\$ 52,730	B
Swimming Pool / Aquatics Facilities	1.00	\$ 6,500,000	1.48	\$ 9,624,594	0.65	\$ 4,255,383	B
Sprayground / SplashPad	3.00	\$ 600,000	0.00	\$ -	0.76	\$ 457,474	A
Golf Course 18-hole	2.00	\$ 5,000,000	0.00	\$ -	0.00	\$ -	D
Disc Golf Course - 18 hole	1.00	\$ 15,000	1.48	\$ 22,211	0.65	\$ 9,820	B
Foot Golf Course - 18 hole	0.00	\$ 10,000	2.98	\$ 29,768	0.79	\$ 7,856	B
Driving Range	1.00	\$ 750,000	0.06	\$ 47,370	0.28	\$ 210,431	D
Dog Park Area	0.00	\$ 700,000	0.99	\$ 694,598	0.26	\$ 183,309	A
Maintenance Facilities (Hub)	4.00	\$ 800,000	0.00	\$ -	0.00	\$ -	B
Maintenance Facilities (Satellite)	3.00	\$ 650,000	0.00	\$ -	0.76	\$ 495,597	A
Maintenance Recreation Storage	11.00	\$ 300,000	0.00	\$ -	2.44	\$ 731,204	A
Multi-use / Nature Pathways (miles)	130.26	\$ 1,000,000	0.00	\$ -	14.45	\$ 14,449,894	A
Park / Open Space Acres	821.48	\$ 60,000	0.00	\$ -	213.20	\$ 12,791,744	A
TOTALS				\$ 35,811,137		\$ 45,164,920	
				Cost of Facilities Needed to Remove Current Deficiency (2023): \$ 35,811,137			
				Cost of Facilities Needed to Accommodate Future Development (2032): \$ 45,164,920			
				Total Facility Costs: \$ 80,976,057			

Applied Summary:

	Current	2032 Pop.
Costs Needed to Remove Current Deficiency		Costs Needed to Remove 2032 Deficiency
"A" Priorities Components	\$ 1,144,491	\$ 33,304,128

Noblesville Recreation Zone Improvement Plan Study

Recreation Impact Fee Scenario Analysis

23-Jan-24

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Forecast 10-Year Residential Building Permits Total: **8,073**

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (City Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 1,144,491	\$ 33,304,128	\$ 4,125	3.3%	96.7%
Priority "B" Components Only	B	\$ 16,665,161	\$ 6,912,156	\$ 856	70.7%	29.3%
Priority "C" Components Only	C	\$ 15,628,453	\$ 4,124,448	\$ 511	79.1%	20.9%
Priority "D" Components Only	D	\$ 2,373,033	\$ 824,188	\$ 102	74.2%	25.8%
		\$ 35,811,137	\$ 45,164,920		44.2%	55.8%
Baseball Diamonds (13yrs ↑)	B	\$ 489,791	\$ 176,762	\$ 22	73.5%	26.5%
Baseball Diamonds (12yrs ↓)	B	\$ 793,826	\$ 209,496	\$ 26	79.1%	20.9%
Softball Diamonds	B	\$ 386,527	\$ 117,841	\$ 15	76.6%	23.4%
Multi Purpose Fields (includes football)	A	\$ 352,194	\$ 180,035	\$ 22	66.2%	33.8%
Soccer Fields	B	\$ -	\$ 316,382	\$ 39	0.0%	100.0%
Rugby Fields	B	\$ 837,239	\$ 220,953	\$ 27	79.1%	20.9%
Tennis Courts	B	\$ 334,895	\$ 88,381	\$ 11	79.1%	20.9%
Pickleball Courts (outdoors)	A	\$ 97,699	\$ 184,127	\$ 23	34.7%	65.3%
Multi Purpose Indoor Sport Courts	C	\$ 15,628,453	\$ 4,124,448	\$ 511	79.1%	20.9%
Running / Walking Track (Comm)	D	\$ 465,133	\$ 122,751	\$ 15	79.1%	20.9%
Basketball Goals (outdoors)	B	\$ 177,685	\$ 78,561	\$ 10	69.3%	30.7%
Volleyball Courts (outdoors)	B	\$ 7,211	\$ 9,820	\$ 1	42.3%	57.7%
Skate/Bike Park (Neighborhood)	B	\$ -	\$ 52,730	\$ 7	0.0%	100.0%
Climbing / Challenge Elements	A	\$ -	\$ 50,830	\$ 6	0.0%	100.0%
Concessions	A	\$ -	\$ 308,874	\$ 38	0.0%	100.0%
Indoor Activity Spaces	A	\$ -	\$ 571,843	\$ 71	0.0%	100.0%
Park Shelters	A	\$ -	\$ 609,337	\$ 75	0.0%	100.0%
Park Restrooms	A	\$ -	\$ 1,020,762	\$ 126	0.0%	100.0%
Nature Havens Components	B	\$ 240,353	\$ 327,337	\$ 41	42.3%	57.7%
Nature Center	B	\$ 930,265	\$ 245,503	\$ 30	79.1%	20.9%
Outdoor Entertain.Venue (amphitheatre)	A	\$ -	\$ 190,614	\$ 24	0.0%	100.0%
Events Lawn (Acres)	A	\$ -	\$ 70,307	\$ 9	0.0%	100.0%
Community Centers (Community)	B	\$ 2,790,795	\$ 736,509	\$ 91	79.1%	20.9%
Playgrounds (Comm./Destination)	A	\$ -	\$ 1,008,175	\$ 125	0.0%	100.0%
Playgrounds (Neighborhood)	B	\$ -	\$ 6,092	\$ 1	0.0%	100.0%
Skating Rinks (hockey) Regional	D	\$ 1,860,530	\$ 491,006	\$ 61	79.1%	20.9%
Skating Area (non-hockey)	B	\$ -	\$ 52,730	\$ 7	0.0%	100.0%
Swimming Pool / Aquatics Facilities	B	\$ 9,624,594	\$ 4,255,383	\$ 527	69.3%	30.7%
Sprayground / SplashPad	A	\$ -	\$ 457,474	\$ 57	0.0%	100.0%
Golf Course 18-hole	D	\$ -	\$ -	\$ -	0.0%	0.0%
Disc Golf Course - 18 hole	B	\$ 22,211	\$ 9,820	\$ 1	0.0%	0.0%
Foot Golf Course - 18 hole	B	\$ 29,768	\$ 7,856	\$ 1	0.0%	0.0%
Driving Range	D	\$ 47,370	\$ 210,431	\$ 26	18.4%	81.6%
Dog Park Area	A	\$ 694,598	\$ 183,309	\$ 23	79.1%	20.9%
Maintenance Facilities (Hub)	B	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Maintenance Facilities (Satellite)	A	\$ -	\$ 495,597	\$ 61	0.0%	100.0%
Maintenance Recreation Storage	A	\$ -	\$ 731,204	\$ 91	0.0%	100.0%
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 14,449,894	\$ 1,790	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 12,791,744	\$ 1,584	0.0%	100.0%
All Components		\$ 35,811,137	\$ 45,164,920	\$ 5,594	44.2%	55.8%

Recreation Impact Fee Scenario Summary of "A" Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount (Gross)	Ratio (City Share)	Ratio (RIF Share)
Multi Purpose Fields (includes football)	A	\$ 352,194	\$ 180,035	\$ 22	66.2%	33.8%
Pickleball Courts (outdoors)	A	\$ 97,699	\$ 184,127	\$ 23	34.7%	65.3%
Climbing / Challenge Elements	A	\$ -	\$ 50,830	\$ 6	0.0%	100.0%
Concessions	A	\$ -	\$ 308,874	\$ 38	0.0%	100.0%
Indoor Activity Spaces	A	\$ -	\$ 571,843	\$ 71	0.0%	100.0%
Park Shelters	A	\$ -	\$ 609,337	\$ 75	0.0%	100.0%
Park Restrooms	A	\$ -	\$ 1,020,762	\$ 126	0.0%	100.0%
Outdoor Entertain.Venue (amphitheatre)	A	\$ -	\$ 190,614	\$ 24	0.0%	100.0%
Events Lawn (Acres)	A	\$ -	\$ 70,307	\$ 9	0.0%	100.0%
Playgrounds (Comm./Destination)	A	\$ -	\$ 1,008,175	\$ 125	0.0%	100.0%
Sprayground / SplashPad	A	\$ -	\$ 457,474	\$ 57	0.0%	100.0%
Dog Park Area	A	\$ 694,598	\$ 183,309	\$ 23	79.1%	20.9%
Maintenance Facilities (Satellite)	A	\$ -	\$ 495,597	\$ 61	0.0%	100.0%
Maintenance Recreation Storage	A	\$ -	\$ 731,204	\$ 91	0.0%	100.0%
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 14,449,894	\$ 1,790	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 12,791,744	\$ 1,584	0.0%	100.0%
Priority "A" Components		\$ 1,144,491	\$ 33,304,128	\$ 4,125	3.3%	96.7%

Noblesville Recreation Zone Improvement Plan Study

IMPACT FEE CALCULATIONS

15-Feb-24

Recommended Park Impact Fee – City of Noblesville

"A" Priorities Recreation Infrastructure Components

Costs Needed to Remove Current Deficiency =	\$ 1,144,491
Average Projected Costs / Year (2023 to 2032) =	\$ 114,449

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr Building Permits = Impact Fee

	2032 Population
Projected 2028 Populations =	94,061
Number of Expected New Residential Building Permits in the next 10 years =	8,073
<i>Impact Costs</i> Needed to Meet Future (2032) Needs =	\$ 33,304,128
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2032) Needs =	
Less Anticipated <i>Impact Deductions</i> against Future (2032) Needs =	\$ (26,956)
Adjusted Future Needs Costs =	\$ 33,277,172
Projected Park Impact Fee =	\$ 4,122

Non-Local Revenue and Impact Deductions % of Impact Costs = 0.08%

Housing Equivalents (Optional)

Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	\$ 4,122
Two Family Dwelling Unit (per dwelling unit)	95%	\$ 3,916
Multi Family Dwelling Unit (per dwelling unit):		
One Bedroom	65%	\$ 2,679
Two Bedrooms	85%	\$ 3,504
Three Bedrooms or Larger	100%	\$ 4,122
Mobile Home	65%	\$ 2,679

Projected Future Annual Collections of Recreation Impact Fees

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
*Projected New Residential Building Permits:	634	662	692	724	757	807	859	915	975	1,048
Applied RIF: \$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122	\$ 4,122
Projected Recreation Impact Fee Collections:	\$ -	\$ 910,199	\$ 2,854,229	\$ 2,983,621	\$ 3,119,102	\$ 3,324,962	\$ 3,542,619	\$ 3,773,021	\$ 4,017,189	\$ 4,319,419
Cumulative RIF Gained:	\$ -	\$ 910,199	\$ 3,764,428	\$ 6,748,049	\$ 9,867,150	\$ 13,192,113	\$ 16,734,732	\$ 20,507,753	\$ 24,524,942	\$ 28,844,361
Applied RIF: \$ 4,122	\$ 4,122	\$ 4,246	\$ 4,373	\$ 4,504	\$ 4,639	\$ 4,778	\$ 4,922	\$ 5,069	\$ 5,221	\$ 5,378
Projected RIF with 3.0% Inflation Factor:	\$ -	\$ 937,505	\$ 3,028,052	\$ 3,260,283	\$ 3,510,576	\$ 3,854,543	\$ 4,230,073	\$ 4,640,340	\$ 5,088,855	\$ 5,635,861
Cumulative RIF Gained with Inflation:	\$ -	\$ 937,505	\$ 3,965,557	\$ 7,225,840	\$ 10,736,416	\$ 14,590,958	\$ 18,821,031	\$ 23,461,371	\$ 28,550,226	\$ 34,186,087

**** NOTE:** The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.
It is assumed that under the new Ordinance recreation impact fees will begin to be collected in September 2024, (assuming Ordinance approval in April 2024)

Noblesville Recreation Zone Improvement Plan Study

Current Deficiencies Implementation – Non-Recreation Impact Fees

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi Purpose Fields (includes football)	\$ 110,000	3.20	\$ 352,194				\$ 352,194						
Pickleball Courts (outdoors)	\$ 75,000	1.30	\$ 97,699			\$ 97,699							
Climbing / Challenge Elements	\$ 40,000	0.00	\$ -										
Concessions	\$ 250,000	0.00	\$ -										
Indoor Activity Spaces	\$ 450,000	0.00	\$ -										
Park Shelters	\$ 125,000	0.00	\$ -										
Park Restrooms	\$ 250,000	0.00	\$ -										
Outdoor Entertain.Venue (amphitheatre)	\$ 750,000	0.00	\$ -										
Events Lawn (Acres)	\$ 100,000	0.00	\$ -										
Playgrounds (Comm./Destination)	\$ 650,000	0.00	\$ -										
Sprayground / SplashPad	\$ 600,000	0.00	\$ -										
Dog Park Area	\$ 700,000	0.99	\$ 694,598		\$ 694,598								
Maintenance Facilities (Satellite)	\$ 650,000	0.00	\$ -										
Maintenance Recreation Storage	\$ 300,000	0.00	\$ -										
Multi-use / Nature Pathways (miles)	\$ 1,000,000	0.00	\$ -										
Park / Open Space Acres	\$ 60,000	0.00	\$ -										
		Current Deficiency Total:	\$ 1,144,491	\$ -	\$ 694,598	\$ 97,699	\$ 352,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
IMPLEMENTATION PER YEAR:													
		Multi Purpose Fields (includes football)					3.20						
		Pickleball Courts (outdoors)				1.30							
		Climbing / Challenge Elements											
		Concessions											
		Indoor Activity Spaces											
		Park Shelters											
		Park Restrooms											
		Outdoor Entertain.Venue (amphitheatre)											
		Events Lawn (Acres)											
		Playgrounds (Comm./Destination)											
		Sprayground / SplashPad											
		Dog Park Area			0.99								
		Maintenance Facilities (Satellite)											
		Maintenance Recreation Storage											
		Multi-use / Nature Pathways (miles)											
		Park / Open Space Acres											

The following park sites / facilities are suggested to facilitate the deficient recreational components:

LOCATIONS OF COMPONENTS:

Multi Purpose Fields (includes football)			Various Park(s)										
Pickleball Courts (outdoors)			Various Park(s)										
Climbing / Challenge Elements													
Concessions													
Indoor Activity Spaces													
Park Shelters													
Park Restrooms													
Outdoor Entertain.Venue (amphitheatre)													
Events Lawn (Acres)													
Playgrounds (Comm./Destination)													
Sprayground / SplashPad													
Dog Park Area			Various Park(s)										
Maintenance Facilities (Satellite)													
Maintenance Recreation Storage													
Multi-use / Nature Pathways (miles)													
Park / Open Space Acres													

Future Needs Implementation – Recreation Impact Fees

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Future Need	Component Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi Purpose Fields (includes football)	\$ 110,000	1.64	\$ 180,035				\$ 180,035						
Pickleball Courts (outdoors)	\$ 75,000	2.46	\$ 184,127			\$ 184,127							
Climbing / Challenge Elements	\$ 40,000	1.27	\$ 50,830							\$ 50,830			
Concessions	\$ 250,000	1.24	\$ 308,874			\$ 308,874							
Indoor Activity Spaces	\$ 450,000	1.27	\$ 571,843					\$ 571,843					
Park Shelters	\$ 125,000	4.87	\$ 609,337			\$ 300,000		\$ 309,337					
Park Restrooms	\$ 250,000	4.08	\$ 1,020,762				\$ 250,000		\$ 250,000		\$ 250,000		\$ 270,762
Outdoor Entertain.Venue (amphitheatre)	\$ 750,000	0.25	\$ 190,614							\$ 190,614			
Events Lawn (Acres)	\$ 100,000	0.70	\$ 70,307									\$ 70,307	
Playgrounds (Comm./Destination)	\$ 650,000	1.55	\$ 1,008,175				\$ 1,008,175						
Sprayground / SplashPad	\$ 600,000	0.76	\$ 457,474			\$ 457,474							
Dog Park Area	\$ 700,000	0.26	\$ 183,309		\$ 183,309								
Maintenance Facilities (Satellite)	\$ 650,000	0.76	\$ 495,597					\$ 495,597					
Maintenance Recreation Storage	\$ 300,000	2.44	\$ 731,204			\$ 350,000			\$ 381,204				
Multi-use / Nature Pathways (miles)	\$ 1,000,000	14.45	\$ 14,449,894			\$ 2,500,000	\$ 2,500,000		\$ 2,500,000	\$ 2,500,000		\$ 2,500,000	\$ 1,949,894
Park / Open Space Acres	\$ 60,000	213.20	\$ 12,791,744			\$ 3,000,000		\$ 3,000,000			\$ 3,000,000		\$ 3,791,744
			(Not Adjusted for Non-Local Rev. & Impact Deductions)										
		Future Needs Total:	\$ 33,304,128	\$ -	\$ 183,309	\$ 7,100,475	\$ 3,938,211	\$ 4,376,777	\$ 3,131,204	\$ 2,741,445	\$ 3,250,000	\$ 2,570,307	\$ 6,012,400
IMPLEMENTATION PER YEAR:													
		Multi Purpose Fields (includes football)					1.64						
		Pickleball Courts (outdoors)				2.46							
		Climbing / Challenge Elements				1.24				1.27			
		Concessions											
		Indoor Activity Spaces						1.27					
		Park Shelters				2.40		2.47					
		Park Restrooms					1.00		1.00		1.00		1.08
		Outdoor Entertain.Venue (amphitheatre)								0.25			
		Events Lawn (Acres)										0.70	
		Playgrounds (Comm./Destination)					1.55						
		Sprayground / SplashPad				0.76							
		Dog Park Area		0.26									
		Maintenance Facilities (Satellite)				1.17		0.76					
		Maintenance Recreation Storage				2.50	2.50		1.27				
		Multi-use / Nature Pathways (miles)				50.00		50.00	2.50	2.50		2.50	1.95
		Park / Open Space Acres									50.00		63.20

The following park sites / facilities are suggested to facilitate the future needed recreational components:

LOCATIONS OF COMPONENTS:

Multi Purpose Fields (includes football)			Various Park(s)										
Pickleball Courts (outdoors)			Various Park(s)							Various Park(s)			
Climbing / Challenge Elements			Various Park(s)										
Concessions								Various Park(s)					
Indoor Activity Spaces			Various Park(s)					Various Park(s)					
Park Shelters			Various Park(s)						Various Park(s)				
Park Restrooms						Various Park(s)					Various Park(s)		Various Park(s)
Outdoor Entertain.Venue (amphitheatre)										Various Park(s)			
Events Lawn (Acres)												Various Park(s)	
Playgrounds (Comm./Destination)						Various Park(s)	Various Park(s)						
Sprayground / SplashPad													
Dog Park Area			Various Park(s)										
Maintenance Facilities (Satellite)								Various Park(s)					
Maintenance Recreation Storage						Various Park(s)	Various Park(s)		Various Park(s)				
Multi-use / Nature Pathways (miles)						Various Park(s)			Various Park(s)	Various Park(s)		Various Park(s)	Various Park(s)
Park / Open Space Acres								Various Park(s)			Various Park(s)		Various Park(s)

Appendix

- *Appendix A: Indiana Code (IC) 36-7-4-1300*
- *Appendix B: Sources and Dollars spent for Infrastructure Capital Improvements from 2019-2023 by Noblesville Parks and Recreation*
- *Appendix C: Summary of Noblesville Park Department Revenues 2010-2023*
- *Appendix D: Impact Fee One Zone Recommendation Logic*
- *Appendix E: Park and Recreation Infrastructure Inventory*
- *Appendix F: Park Impact Fee Collections and Disbursements 2019 to 2023*
- *Appendix G: Letter of Study Review from Reviewing Professional Engineer*



Appendix A: INDIANA CODE (IC) 36-7-4-1300

INDIANA SERIES IMPACT FEES
INDIANA CODE (IC) 36-7-4-1300

Assembled by:



INDIANA SERIES IMPACT FEES

INDIANA CODE (IC) 36-7-4-1300

IC 36-7-4-1300

Sec. 1300.

This series (sections 1300 through 1399 of this chapter) may be cited as follows: 1300 SERIES IMPACT FEES. *As added by P.L.221-1991, Sec.1.*

IC 36-7-4-1301

Sec. 1301.

As used in this series, “community level of service” means a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.

As added by P.L.221-1991, Sec.2.

IC 36-7-4-1302

Sec. 1302.

As used in this series, “current level of service” means a quantitative measure of service provided by existing infrastructure to support existing development.

As added by P.L.221-1991, Sec.3.

IC 36-7-4-1303

Sec. 1303.

As used in this series, “development” means an improvement of any kind on land.

As added by P.L.221-1991, Sec.4.

IC 36-7-4-1304

Sec. 1304.

(a) As used in this series, “fee payer” means the following:

- (1) A person who has paid an impact fee.
- (2) A person to whom a person who paid an impact fee has made a written assignment of rights concerning the impact fee.
- (3) A person who has assumed by operation of law the rights concerning an impact fee.

(b) As used in this series, “person” means an individual, a sole proprietorship, a partnership, an association, a corporation, a fiduciary, or any other entity. *As added by P.L.221-1991, Sec.5.*

IC 36-7-4-1305

Sec. 1305.

(a) As used in this series, “impact fee” means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.

(b) As used in this Section, “capital costs” means the costs incurred to provide additional infrastructure to serve new development, including the following:

- (1) Directly related costs of construction or expansion of infrastructure that is necessary to serve the new development, including reasonable design, survey, engineering, environmental, and other professional fees that are directly related to the construction or expansion.
- (2) Directly related land acquisition costs, including costs incurred for the following:
 - (A) Purchases of interests in land.
 - (B) Court awards or settlements.
 - (C) Reasonable appraisal, relocation service, negotiation service, title insurance, expert witness, attorney, and other professional fees that are directly related to the land acquisition.
- (3) Directly related debt service, subject to Section 1330 of this chapter.
- (4) Directly related expenses incurred in preparing or updating the comprehensive plan or zone improvement plan, including all administrative, consulting attorney, and other professional fees, as limited by Section 1330 of this chapter. *As added by P.L.221-1991, Sec.6.*

IC 36-7-4-1306

Sec. 1306.

Noblesville Recreation Zone Improvement Plan Study

As used in this series, "impact fee ordinance" means an ordinance adopted under Section 1311 of this chapter. *As added by P.L.221-1991, Sec.7.*

IC 36-7-4-1307

Sec. 1307.

As used in this series, "impact zone" means a geographic area designated under Section 1315 of this chapter. *As added by P.L.221-1991, Sec.8.*

IC 36-7-4-1308

Sec. 1308.

As used in this series, "infrastructure" means the capital improvements that:

- (1) comprise:
 - (A) a sanitary sewer system or wastewater treatment facility;
 - (B) a park or recreational facility;
 - (C) a road or bridge;
 - (D) a drainage or flood control facility; or
 - (E) a water treatment, water storage, or water distribution facility;
- (2) are:
 - (A) owned solely for a public purpose by:
 - (i) a unit; or
 - (ii) a corporation created by a unit; or
 - (B) leased by a unit solely for a public purpose; and
- (3) are included in the zone improvement plan of the impact zone in which the capital improvements are located. The term includes site improvements or interests in real property needed for a facility listed in subdivision (1). *As added by P.L.221-1991, Sec.9.*

IC 36-7-4-1309

Sec. 1309.

As used in this series, "infrastructure type" means any of the following types of infrastructure covered by an impact fee

ordinance:

- (1) Sewer, which includes sanitary sewerage and wastewater treatment facilities.
- (2) Recreation, which includes parks and other recreational facilities.
- (3) Road, which includes public ways and bridges.
- (4) Drainage, which includes drains and flood control facilities.
- (5) Water, which includes water treatment, water storage, and water distribution facilities.

As added by P.L.221-1991, Sec.10.

IC 36-7-4-1310

Sec. 1310.

As used in this series, "infrastructure agency" means a political subdivision or an agency of a political subdivision responsible for acquiring, constructing, or providing a particular infrastructure type. *As added by P.L.221-1991, Sec.11.*

IC 36-7-4-1311

Sec. 1311.

- (a) The legislative body of a unit may adopt an ordinance imposing an impact fee on new development in the geographic area over which the unit exercises planning and zoning jurisdiction. The ordinance must aggregate the portions of the impact fee attributable to the infrastructure types covered by the ordinance so that a single and unified impact fee is imposed on each new development.
- (b) If the legislative body of a unit has planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance, an ordinance adopted under this Section shall be adopted in the same manner that zoning ordinances are adopted under the 600 SERIES of this chapter.
- (c) If the legislative body of a unit does not have planning and zoning jurisdiction over the entire geographic area covered by the impact fee

Noblesville Recreation Zone Improvement Plan Study

ordinance but does have jurisdiction over one (1) or more infrastructure types in the area, the legislative body shall establish the portion of the impact fee schedule or formula for the infrastructure types over which the legislative body has jurisdiction. The legislative body of the unit having planning and zoning jurisdiction shall adopt an impact fee ordinance containing that portion of the impact fee schedule or formula if:

- (1) a public hearing has been held before the legislative body having planning and zoning jurisdiction; and
 - (2) each plan commission that has planning jurisdiction over any part of the geographic area in which the impact fee is to be imposed has approved the proposed impact fee ordinance by resolution.
- (d) An ordinance adopted under this Section is the exclusive means for a unit to impose an impact fee. An impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.
- (e) Notwithstanding any other provision of this chapter, the following charges are not impact fees and may continue to be imposed by units:
- (1) Fees, charges, or assessments imposed for infrastructure services under statutes in existence on January 1, 1991, if:
 - (A) the fee, charge, or assessment is imposed upon all users whether they are new users or users requiring additional capacity or services;
 - (B) the fee, charge, or assessment is not used to fund construction of new infrastructure unless the new infrastructure is of the same type for which the fee, charge, or assessment is imposed and will serve the payer; and
 - (C) the fee, charge, or assessment constitutes a reasonable charge for the services provided in accordance with IC 36-1-3-8(6) or other governing statutes

requiring that any fees, charges, or assessments bear a reasonable relationship to the infrastructure provided.

- (2) Fees, charges, and assessments agreed upon under a contractual agreement entered into before April 1, 1991, or fees, charges, and assessments agreed upon under a contractual agreement, if the fees, charges, and assessments are treated as impact deductions under Section 1321(d) of this chapter if an impact fee ordinance is in effect. *As added by P.L.221-1991, Sec.12.*

IC 36-7-4-1312

Sec. 1312.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this series unless the unit has adopted a comprehensive plan under the 500 SERIES of this chapter for the geographic area over which the unit exercises planning and zoning jurisdiction.
- (b) Before the adoption of an impact fee ordinance under Section 1311 of this chapter, a unit shall establish an impact fee advisory committee. The advisory committee shall:
 - (1) be appointed by the executive of the unit;
 - (2) be composed of not less than five (5) and not more than ten (10) members with at least forty percent (40%) of the membership representing the development, building, or real estate industries; and
 - (3) serve in an advisory capacity to assist and advise the unit with regard to the adoption of an impact fee ordinance under Section 1311 of this chapter.
- (c) A planning commission or other committee in existence before the adoption of an impact fee ordinance that meets the membership requirements of subsection (b) may serve as the advisory committee that subsection (b) requires.
- (d) Action of an advisory committee established under subsection (b) is not required as a prerequisite for the unit in adopting an impact

Noblesville Recreation Zone Improvement Plan Study

fee ordinance under Section 1311 of this chapter.

As added by P.L.221-1991, Sec.13.

IC 36-7-4-1313

Sec. 1313.

This series does not prohibit a unit from doing any of the following:

- (1) Imposing a charge to pay the administrative, plan review, or inspection costs associated with a permit for development.
- (2) Imposing, pursuant to a written commitment or agreement and as a condition or requirement attached to a development approval or authorization (including permitting or zoning decisions), an obligation to dedicate, construct, or contribute goods, services, land or interests in land, or infrastructure to a unit or to an infrastructure agency. However, if the unit adopts or has already adopted an impact fee ordinance under Section 1311 of this chapter the following apply:
 - (A) The person dedicating, contributing, or providing an improvement under this subsection is entitled to a credit for the improvement under Section 1335 of this chapter.
 - (B) The cost of complying with the condition or requirement imposed by the unit under this subdivision may not exceed the impact fee that could have been imposed by the unit under Section 1321 of this chapter for the same infrastructure.
- (3) Imposing new permit fees, charges, or assessments or amending existing permit fees, charges, or assessments. However, the permit fees, charges, or assessments must meet the requirements of Section 1311 (e) (1) (A), 1311 (e) (1) (B), and 1311 (e) (1) (C) of this chapter. *As added by P.L.221-1991, Sec.14.*

IC 36-7-4-1314

Sec. 1314.

- (a) Except as provided in subsection (b), an impact fee ordinance must apply to any development:
 - (1) that is in an impact zone; and
 - (2) for which a unit may require a structural building permit.
- (b) An impact fee ordinance may not apply to an improvement that does not create a need for additional infrastructure, including the erection of a sign, the construction of a fence, or the interior renovation of a building not resulting in a change in use. *As added by P.L.221-1991, Sec.15.*

IC 36-7-4-1315

Sec. 1315.

- (a) An impact fee ordinance must establish an impact zone, or a set of impact zones, for each infrastructure type covered by the ordinance. An impact zone established for a particular infrastructure type is not required to be congruent with an impact zone established for a different infrastructure type.
- (b) An impact zone may not extend beyond the jurisdictional boundary of an infrastructure agency responsible for the infrastructure type for which the impact zone was established, unless an agreement under IC 36-1-7 is entered into by the infrastructure agencies.
- (c) If an impact zone, or a set of impact zones, includes a geographic area containing territory from more than one (1) planning and zoning jurisdiction, the applicable legislative bodies and infrastructure agencies shall enter into an agreement under IC 36-1-7 concerning the collection, division, and distribution of the fees collected under the impact fee ordinance. *As added by P.L.221-1991, Sec.16.*

IC 36-7-4-1316

Sec. 1316.

Noblesville Recreation Zone Improvement Plan Study

A unit must include in an impact zone designated under Section 1315 of this chapter the geographical area necessary to ensure that:

- (1) there is a functional relationship between the components of the infrastructure type in the impact zone;
- (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; and
- (3) all areas included in the impact zone are contiguous. *As added by P.L.221-1991, Sec.17.*

IC 36-7-4-1317

Sec. 1317.

A unit must identify in the unit's impact fee ordinance the infrastructure agency that is responsible for acquiring, constructing, or providing each infrastructure type included in the impact fee ordinance. *As added by P.L.221-1991, Sec.18.*

IC 36-7-4-1318

Sec. 1318.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this chapter unless the unit has prepared or substantially updated a zone improvement plan for each impact zone during the immediately preceding one (1) year period. A single zone improvement plan may be used for two (2) or more infrastructure types if the impact zones for the infrastructure types are congruent.
- (b) Each zone improvement plan must contain the following information:
 - (1) A description of the nature and location of existing infrastructure in the impact zone.
 - (2) A determination of the current level of service.
 - (3) Establishment of a community level of service. A unit may provide that the unit's current level of service is the unit's community level of service in the zone improvement plan.

- (4) An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten (10) year period.
 - (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision. The plan must indicate the proposed timing and sequencing of infrastructure installation.
 - (6) A general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.
- (c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:
 - (1) provide for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the following ten (10) year period;
 - (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service; and
 - (3) identify the revenue sources and estimate the amount of the revenue sources that the unit intends to use to raise the current level of service to the community level of service for existing development. Revenue sources include, without limitation, any increase in revenues available from one (1) or more of the following:
 - (A) Adopting or increasing the following:
 - (i) The county adjusted gross income tax.
 - (ii) The county option income tax.
 - (iii) The county economic development income tax.
 - (iv) The annual license excise surtax.
 - (v) The wheel tax.
 - (B) Imposing the property tax rate per one hundred dollars (\$100) of assessed

Noblesville Recreation Zone Improvement Plan Study

valuation that the unit may impose to create a cumulative capital improvement fund under IC 36-9-14.5 or IC 36-9-15.5.

- (C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.
- (D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.

- (d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b) (1),(b) (2),(b) (5), and (c) (2).
- (e) A zone improvement plan and amendments and modifications to the zone improvement plan become effective after adoption as part of the comprehensive plan under the 500 SERIES of this chapter or adoption as part of the capital improvements program under Section 503(5) of this chapter. If the unit establishing the impact fee schedule or formula and establishing the zone improvement plan is different from the unit having planning and zoning jurisdiction, the unit having planning and zoning jurisdiction shall incorporate the zone improvement plan as part of the unit's comprehensive plan and capital improvement plan.
- (f) If a unit's zone improvement plan identifies revenue sources for raising the current level of service to the community level of service, impact fees may not be assessed or collected by the unit unless:
 - (1) before the effective date of the impact fee ordinance the unit has available or has adopted the revenue sources that the zone improvement plan specifies will be in effect before the impact fee ordinance becomes effective; and

- (2) after the effective date of the impact fee ordinance the unit continues to provide adequate funds to defray the cost of raising the current level of service to the community level of service, using revenue sources specified in the zone improvement plan or revenue sources other than impact fees. *As added by P.L.221-1991, Sec.19.*

IC 36-7-4-1319

Sec. 1319.

- (a) A unit shall amend a zone improvement plan to make adjustments in the nature, location, and cost of infrastructure and the timing or sequencing of infrastructure installations to respond to the nature and location of development occurring in the impact zone. Appropriate planning and analysis shall be carried out before an amendment is made to a zone improvement plan.
- (b) A unit may not amend an impact fee ordinance if the amendment makes a significant change in an impact fee schedule or formula or if the amendment designates an impact zone or alters the boundary of a zone, unless a new or substantially updated zone improvement plan has been approved within the immediately preceding one (1) year period. *As added by P.L.221-1991, Sec.20.*

IC 36-7-4-1320

Sec. 1320.

- (a) An impact fee ordinance must include:
 - (1) a schedule prescribing for each impact zone the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance; or
 - (2) a formula for each impact zone by which the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance may be derived.
- (b) A schedule or formula included in an impact fee ordinance must provide an objective and uniform standard for calculating impact fees

Noblesville Recreation Zone Improvement Plan Study

that allows fee payers to accurately predict the impact fees that will be imposed on new development. *As added by P.L.221-1991, Sec.21.*

IC 36-7-4-1321

Sec. 1321.

- (a) An impact fee schedule or formula described in Section 1320 of this chapter shall be prepared so that the impact fee resulting from the application of the schedule or formula to a development meets the requirements of this Section. However, this section does not require that a particular methodology be used in preparing the schedule or formula.
- (b) As used in this Section, “impact costs” means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing infrastructure of the applicable type in the impact zone that are necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the impact fee is assessed.
- (c) As used in this Section, “non-local revenue” means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:
 - (1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and
 - (2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.
- (d) As used in this Section, “impact deductions” means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types

to serve a development:

- (1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.
- (2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:
 - (A) An applicable infrastructure agency.
 - (B) A governmental entity.
 - (C) A not-for-profit corporation created for governmental purposes. Charges and fees covered by this subdivision include tap and availability charges paid for extension of services or the provision of infrastructure to the development.
- (e) An impact fee on a development may not exceed:
 - (1) impact costs; minus
 - (2) the sum of non-local revenues and impact deductions. *As added by P.L.221-1991, Sec.22.*

IC 36-7-4-1322

Sec. 1322.

- (a) Except as provided in subsection (b), an impact fee ordinance must require that, if the fee payer requests, an impact fee on a development must be assessed not later than thirty (30) days after the earlier of:
 - (1) the date the fee payer obtains an improvement location permit for the development; or
 - (2) the date that the fee payer voluntarily submits to the unit a development plan for the development and evidence that the property is properly zoned for the proposed development. The plan shall be in the form prescribed by the unit’s zoning ordinance and shall contain reasonably sufficient detail for the unit to calculate the impact fee.

Noblesville Recreation Zone Improvement Plan Study

- (b) An impact fee ordinance may provide that if a proposed development is of a magnitude that will require revision of the zone improvement plan in order to appropriately serve the new development, the unit shall revise the unit's zone improvement plan and shall assess an impact fee on a development not later than one hundred eighty (180) days after the earlier of the following:
- (1) The date on which the fee payer obtains an improvement location permit for the development.
 - (2) The date on which the fee payer submits to the unit a development plan for a development and evidence that the property is properly zoned for the proposed development. The development plan must be in the form prescribed by the unit's zoning ordinance and must contain reasonably sufficient detail for the unit to calculate the impact fee.
- (c) An impact fee assessed under subsections (a) or (b) may be increased only if the structural building permit has not been issued for the development and the requirements of subsection (d) are satisfied. In the case of a phased development, only a portion of an impact fee assessed under subsection (a) or (b) that is attributable to the portion of the development for which a permit has not been issued may be increased if the requirements of subsection (d) are satisfied.
- (d) Unless the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure the development creates in the impact zone is significantly increased, an impact fee assessed under: (1) subsection (a) (1) or (b) (1) may not be increased for the period of the improvement location permit's validity; and
- (e) An impact fee assessed under subsection (a) or (b) shall be decreased if the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure that the development creates in the impact zone is significantly decreased. If a change occurs in the permit or plan that results in a decrease in the amount of the impact fee after the fee has been paid, the unit that collected the fee shall immediately refund the amount of the overpayment to the fee payer.
- (f) If the unit fails to assess an impact fee within the period required by subsection (a) or (b), the unit may not assess an impact fee on the development unless the development plan originally submitted for the development is materially and substantially changed.
- (g) Notwithstanding other provisions in this chapter, a unit may not assess an impact fee against a development if:
- (1) an improvement location permit has been issued for all or a part of a development before adoption of an impact fee ordinance that is in compliance with this chapter; and
 - (2) the development satisfies all of the following criteria:
 - (A) The development is zoned for commercial or industrial use before January 1, 1991.
 - (B) The development will consist primarily of new buildings or structures. As used in this clause, the term "new buildings or structures" does not include additions or expansions of existing buildings or structures.
 - (C) The parts of the development for which a structural building permit has not been issued are owned or controlled by the person that owned or controlled the development on January 1, 1991.
 - (D) A structural building permit is issued for the development not more than four (4) years after the effective date of the impact fee ordinance.
 - (E) The development is part of a common scheme of development that:
 - (i) involves land that is contiguous;

Noblesville Recreation Zone Improvement Plan Study

- (ii) involves a plan for development that includes a survey of the land, engineering drawings, and a site plan showing the anticipated size, location, and use of buildings and the anticipated location of streets, sewers, and drainage;
 - (iii) if plan approval is required, resulted in an application being filed with an appropriate office, commission, or official of the unit before January 1, 1991, that resulted or may result in approval of any phase of the development plan referred to in item (ii);
 - (iv) has been diligently pursued since January 1, 1991;
 - (v) resulted before January 1, 1991, in a substantial investment in creating, publicizing, or implementing the common scheme of development; and
 - (vi) involved the expenditure of significant funds before January 1, 1991, for the provision of improvements, such as roads, sewers, water treatment facilities, water storage facilities, water distribution facilities, drainage systems, or parks, that are on public lands or are available for other development in the area.
- (h) Notwithstanding any other provision of this chapter, this chapter does not impair the validity of any contract between a unit and a fee payer that was:
- (1) entered into before January 1, 1991; and
 - (2) executed in consideration of zoning amendments or annexations requested by the fee payer.

As added by P.L.221-1991, Sec.23.

IC 36-7-4-1323

Sec. 1323.

- (a) Except as provided in Section 1324 of this chapter, an impact fee assessed in compliance with Section 1322 of this chapter is due and payable on the date of issuance of the structural building permit for the new development on which the impact fee is imposed.
- (b) For a phased development, an impact fee shall be prorated for purposes of payment according to the impact of the parcel for which a structural building permit is issued in relation to the total impact of the development. In accordance with Section 1324 of this chapter, only the prorated portion of the assessed impact fee is due and payable on the issuance of the permit.
- (c) If an impact fee ordinance is repealed, lapses, or becomes ineffective after the assessment of an impact fee on a development but before the issuance of the structural building permit for part or all of the development:
 - (1) any part of the impact fee attributable to the part of the development for which a structural building permit has not been issued is void and is not due and payable, in the case of a phased development; and
 - (2) the entire impact fee is void and is not due and payable, in the case of a development other than a phased development. *As added by P.L.221-1991, Sec. 24.*

IC 36-7-4-1324

Sec. 1324.

- (a) An impact fee ordinance must include an installment payment plan. The installment payment plan must at least offer a fee payer the option of paying part of an impact fee in equal installment payments if the impact fee is greater than five thousand dollars (\$5,000). In an installment plan under this Section:
 - (1) a maximum of five thousand dollars (\$5,000) or five percent (5%) of the impact fee, whichever is greater, may become payable on the date the structural building permit is issued for the development on which the fee is imposed;
 - (2) the first installment may not become due

Noblesville Recreation Zone Improvement Plan Study

and payable less than one (1) year after the date the structural building permit is issued for the development on which the fee is imposed; and

- (3) the last installment may not be due and payable less than two (2) years after the date the structural building permit is issued for the development on which the fee is imposed.
- (b) An impact fee ordinance may require an impact fee of five thousand dollars (\$5,000) or less to be paid in full on the date the structural building permit is issued for the development on which the impact fee is imposed.
- (c) An impact fee ordinance may provide that a reasonable rate of interest, not to exceed the prejudgment rate of interest in effect at the time the interest accrues, may be charged if the fee payer elects to pay in installments. If interest is charged, the ordinance must provide that interest accrues only on the portion of the impact fee that is outstanding and does not begin to accrue until the date the structural building permit is issued for the development or the part of the development on which the impact fee is imposed.
- (d) An impact fee ordinance may provide that if all or part of an installment is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty amount equal to ten percent (10%) of the installment amount that is overdue. If interest is charged under subsection (c), the interest shall be charged on the penalty amount. *As added by P.L.221-1991, Sec. 25.*

IC 36-7-4-1325

Sec. 1325.

- (a) A unit may use any legal remedy to collect an impact fee imposed by the unit. A unit must bring an action to collect an impact fee and all penalties, costs, and collection expenses associated with a fee not later than ten (10) years after the fee or the prorated portion of the

impact fee first becomes due and payable.

- (b) On the date a structural building permit is issued for the development of property on which the impact fee is assessed, the unit acquires a lien on the real property for which the permit is issued. For a phased development, the amount of the lien may not exceed the prorated portion of the impact fee due and payable in one (1) or more installments at the time the structural building permit is issued.
- (c) A lien acquired by a unit under this Section is not affected by a sale or transfer of the real property subject to the lien, including the sale, exchange, or lease of the real property under IC 36-1-11.
- (d) A lien acquired by a unit under this Section continues for ten (10) years after the impact fee or the prorated portion of the impact fee becomes due and payable. However, if an action to enforce the lien is filed within the ten (10) year period, the lien continues until the termination of the proceeding.
- (e) A holder of a lien of record on any real property on which an impact fee is delinquent may pay the delinquent impact fee and any penalties and costs. The amount paid by the lien holder is an additional lien on the real property in favor of the lien holder and is collectible in the same manner as the original lien.
- (f) If a person pays an impact fee assessed against any real property, the person is entitled to a receipt for the payment that is:
 - (1) on a form prescribed by the impact fee ordinance; and
 - (2) issued by a person designated in the impact fee ordinance. *As added by P.L.221-1991, Sec.26.*

IC 36-7-4-1326

Sec. 1326.

- (a) An impact fee ordinance may provide for a reduction in an impact fee for housing development that provides sale or rental housing, or both, at a price that is affordable to

Noblesville Recreation Zone Improvement Plan Study

an individual or a family earning less than eighty percent (80%) of the median income for the county in which the housing development is located. If the housing development comprises more than one (1) residential unit, the impact fee reduction shall apply only to the residential units that are affordable to an individual or a family earning less than eighty percent (80%) of the median income of the county.

- (b) If the impact fee ordinance provides for a reduction in an impact fee under subsection (a), the ordinance must:
- (1) contain a schedule or formula that sets forth the amount of the fee reduction for various types of housing development specified in subsection (a);
 - (2) require that, as a condition of receiving the fee reduction, the owner execute an agreement that:
 - (A) is binding for a period of at least five (5) years on the owner and subsequent owners; and
 - (B) limits the tenancy of residential units receiving the fee reduction to individuals or families who at the time the tenancy is initiated are earning less than eighty percent (80%) of the median income of the county;
 - (3) contain standards to be used in determining if a particular housing development specified in subsection (a) will receive a fee reduction; and
 - (4) designate a board or an official of the unit to conduct the hearing required by subsection (c).
- (c) A fee reduction authorized by this Section must be approved by a board or official of the unit at a public hearing. *As added by P.L.221-1991, Sec.27.*

IC 36-7-4-1327

Sec. 1327. An impact fee ordinance must provide a procedure through which the fee reduction decision

made under Section 1326 of this chapter may be appealed by the following persons:

- (1) The person requesting the fee reduction.
- (2) An infrastructure agency responsible for infrastructure of the applicable type for the impact zone in which the impact fee reduction is granted. *As added by P.L.221-1991, Sec.28.*

IC 36-7-4-1328

Sec. 1328.

A unit that provides a fee reduction under Section 1326 of this chapter shall pay into the account or accounts established for the impact zone in which the fee was reduced an amount equal to the amount of the fee reduction. *As added by P.L.221-1991, Sec.29.*

IC 36-7-4-1329

Sec. 1329.

- (a) A unit imposing an impact fee shall establish a fund to receive amounts collected under this series.
- (b) Money in a fund established under subsection (a) at the end of the unit's fiscal year remains in the fund. Interest earned by the fund shall be deposited in the fund.
- (c) The fiscal officer of the unit shall manage the fund according to the provisions of this series. The fiscal officer shall annually report to the unit's plan commission and to each infrastructure agency responsible for infrastructure in an impact zone. The report must include the following:
 - (1) The amount of money in accounts established for the impact zone.
 - (2) The total receipts and disbursements of the accounts established for the impact zone.
- (d) A separate account shall be established in the fund for each impact zone established by the unit and for each infrastructure type within each zone. Interest earned by an account shall be deposited in that account. *As added by P.L.221-1991, Sec.30.*

Noblesville Recreation Zone Improvement Plan Study

IC 36-7-4-1330

Sec. 1330.

An impact fee collected under this series shall be used for the following purposes:

- (1) Providing funds to an infrastructure agency for the provision of new infrastructure that:
 - (A) is necessary to serve the new development in the impact zone from which the fee was collected; and
 - (B) is identified in the zone improvement plan.
- (2) In an amount not to exceed five percent (5%) of the annual collections of an impact fee, for expenses incurred by the unit that paid for the consulting services that were used to establish the impact fee ordinance.
- (3) Payment of a refund under Section 1332 of this chapter.
- (4) Payment of debt service on an obligation issued to provide infrastructure described in subdivision (1). *As added by P.L.221-1991, Sec.31.*

IC 36-7-4-1331

Sec. 1331.

- (a) An infrastructure agency shall, within the time described in the zone improvement plan, construct infrastructure for which:
 - (1) a zone improvement plan has been adopted;
 - (2) an impact zone has been established; and
 - (3) an impact fee has been collected.
- (b) A unit may amend the unit's zone improvement plan, including the time provided in the plan for construction of infrastructure, only if the amount of expenditures provided for the construction of infrastructure in the original plan does not decrease in any year and the benefit to the overall impact zone does not decrease because of the amendment. *As added by P.L.221-1991, Sec.32.*

IC 36-7-4-1332

Sec. 1332.

- (a) A fee payer is entitled to a refund of an impact fee if an infrastructure agency:
 - (1) has failed to complete a part of the infrastructure for which the impact fee was imposed not later than:
 - (A) twenty-four (24) months after the time described in Section 1331 of this chapter; or
 - (B) a longer time as is reasonably necessary to complete the infrastructure if unforeseeable and extraordinary circumstances that are not in whole or in part caused by the unit have delayed the construction;
 - (2) has unreasonably denied the fee payer the use and benefit of the infrastructure during the useful life of the infrastructure; or
 - (3) has failed within the earlier of:
 - (A) six (6) years after issuance of the structural building permit; or
 - (B) the anticipated infrastructure completion date as specified in the zone improvement plan existing on the date the impact fee was collected; to make reasonable progress toward completion of the specific infrastructure for which the impact fee was imposed or thereafter fails to make reasonable progress toward completion.
- (b) An application for a refund under subsection (a) must be filed with the unit that imposed the impact fee not later than two (2) years after the right to a refund accrues. A unit shall issue a refund in part or in full or shall reject the application for refund not later than thirty (30) days after receiving an application for a refund.
- (c) If a unit approves a refund in whole or in part, the unit shall pay the amount approved, plus interest from the date on which the impact fee was paid to the date the refund is issued. The interest rate shall be the same rate as the rate that the unit's impact fee ordinance provides for

Noblesville Recreation Zone Improvement Plan Study

impact fee payments paid in installments.

- (d) If a unit rejects an application for refund or approves only a partial refund, the fee payer may appeal not later than sixty (60) days after the rejection or partial approval to the unit's impact fee review board established under Section 1338 of this chapter by filing with the board an appeal on a form prescribed by the board. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (e) An impact fee ordinance shall designate the employee or official of the unit who is responsible for accepting, rejecting, and paying a refund and interest.
- (f) A unit's impact fee review board shall hold a hearing on all appeals for a refund under this Section. The hearing shall be held not later than forty-five (45) days after the application for appeal is filed with the board. A unit's impact fee review board shall provide notice of the application for refund to the infrastructure agency responsible for the infrastructure for which the impact fee was imposed.
- (g) An impact fee review board holding a hearing under subsection (f) shall determine the amount of a refund that shall be made to the fee payer from the account established for the infrastructure for which the fee was imposed. A refund ordered by the board must include interest from the date the impact fee was paid to the date the refund is issued at the same rate the ordinance provides for impact fee payments paid in installments.
- (h) A party aggrieved by a final decision of an impact fee review board in a hearing under subsection (f) may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. As added by P.L.221-1991, Sec.33.

IC 36-7-4-1333

Sec. 1333.

- (a) A person against whom an impact fee has been

assessed may appeal the amount of the impact fee. A unit may not deny issuance of a structural building permit on the basis that an impact fee has not been paid or condition issuance of the permit on the payment of an impact fee. However, in the case of an impact fee of one thousand dollars (\$1,000) or less a unit may require a fee payer to:

- (1) pay the impact fee; or
 - (2) bring an appeal under this Section; before the unit issues a structural building permit for the development for which the impact fee was assessed.
- (b) A person must file a petition for a review of the amount of an impact fee with the unit's impact fee review board not later than thirty (30) days after issuance of the structural building permit for the development for which the impact fee was assessed. An impact fee ordinance may require a petition to be accompanied by payment of a reasonable fee not to exceed one hundred dollars (\$100). A fee payer shall receive a full refund of the filing fee if:
 - (1) the fee payer prevails;
 - (2) the amount of the impact fee or the reductions or credits against the fee is adjusted by the unit, the board, or a court; and
 - (3) the body ordering the adjustment finds that the amount of the fee, reductions, or credits were arbitrary or capricious.
 - (c) A unit's impact fee review board shall prescribe the form of the petition for review of an impact fee under subsection (b). The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person. The form must require the petitioner to specify:
 - (1) a description of the new development on which the impact fee has been assessed;
 - (2) all facts related to the assessment of the impact fee; and
 - (3) the reasons the petitioner believes that the amount of the impact fee assessed is

Noblesville Recreation Zone Improvement Plan Study

erroneous or is greater than the amount allowed by the fee limitations set forth in this series.

- (d) A unit's impact fee review board shall prescribe a form for a response by a unit to a petition for review under this Section. The board shall issue instructions for completion of the form. The form must require the unit to indicate:
 - (1) agreement or disagreement with each item indicated on the petition for review under subsection (c); and
 - (2) the reasons the unit believes that the amount of the fee assessed is correct.
- (e) Immediately upon the receipt of a timely filed petition on the form prescribed under subsection (c), a unit's impact fee review board shall provide a copy of the petition to the unit assessing the impact fee. The unit shall not later than thirty (30) days after the receipt of the petition provide to the board a completed response to the petition on the form prescribed under subsection (d) . The board shall immediately forward a copy of the response form to the petitioner.
- (f) An impact fee review board shall:
 - (1) review the petition and the response submitted under this Section; and
 - (2) determine the appropriate amount of the impact fee not later than thirty (30) days after submission of both petitions.
- (g) A fee payer aggrieved by a final determination of an impact fee review board may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. If the assessment of a fee is vacated by judgment of the court, the assessment of the impact fee shall be remanded to the board for correction of the impact fee assessment and further proceedings in accordance with law.
- (h) If a petition for a review or an appeal of an impact fee assessment is pending, the impact fee is not due and payable until after the petition or appeal is finally adjudicated and the amount of the fee is determined. *As added by*

P.L.221-1991, Sec.34.

IC 36-7-4-1334

Sec. 1334.

An impact fee ordinance must set forth the reasons for which an appeal of the amount of an impact fee may be made. The impact fee ordinance must provide that an appeal of the amount of an impact fee may be made for the following reasons:

- (1) A fact assumption used in determining the amount of an impact fee is incorrect.
- (2) The amount of the impact fee is greater than the amount allowed under Sections 1320, 1321, and 1322 of this chapter. *As added by P.L.221-1991, Sec.35.*

IC 36-7-4-1335

Sec. 1335.

- (a) As used in this Section, "improvement" means an improvement under Section 1313(2) of this chapter or a site improvement, land, or real property interest as follows:
 - (1) That is to be used for at least one (1) of the infrastructure purposes specified in Section 1309 of this chapter.
 - (2) That is included in or intended to be used relative to an infrastructure type for which the unit has imposed an impact fee in the impact zone.
 - (3) That is not a type of improvement that is uniformly required by law or rule for the type of development on which the impact fee has been imposed.
 - (4) That is or will be:
 - (A) public property; or
 - (B) furnished or constructed under requirements of the unit and is or will be available for use by other development in the area.
 - (5) That is beneficial to existing development and future development in the impact zone and is not beneficial to only one (1) development.

Noblesville Recreation Zone Improvement Plan Study

- (6) That either:
 - (A) allows the removal of a component of infrastructure planned for the impact zone;
 - (B) is a useful addition to the zone improvement plan; or
 - (C) is reasonably likely to be included in a future zone improvement plan for the impact zone.
- (7) That is:
 - (A) constructed, furnished, or guaranteed by a bond or letter of credit under a request by an authorized official of the:
 - (i) applicable infrastructure agency; or
 - (ii) unit that imposed the impact fee; or
 - (B) required to be constructed or furnished under a written commitment that:
 - (i) is requested by an authorized official of the applicable infrastructure agency or the unit that imposed the impact fee;
 - (ii) concerns the use or developing of the development against which the impact fee is imposed; and
 - (iii) is made under Section 613, 614, or 921 of this chapter.
- (b) A fee payer is entitled to a credit against an impact fee if the owner or developer of the development constructs or provides:
 - (1) infrastructure that is an infrastructure type for which the unit imposed an impact fee in the impact zone; or
 - (2) an improvement.
- (c) A fee payer is entitled to a credit under this Section for infrastructure or an improvement that:
 - (1) is constructed or furnished relative to a development after January 1, 1989; and
 - (2) meets the requirements of this Section.
- (d) The amount of a credit allowed under this Section shall be determined at the date the impact fee is assessed. However, if an

assessment is not requested, the amount of the credit shall be determined at the time the structural building permit is issued. The amount of the credit shall be:

- (1) determined by the:
 - (A) person constructing or providing the infrastructure or improvement; and
 - (B) applicable infrastructure agency; and
- (2) equal to the sum of the following:
 - (A) The cost of constructing or providing the infrastructure or improvement.
 - (B) The fair market value of land, real property interests, and site improvements provided.
- (e) The amount of a credit may be increased or decreased after the date the impact fee is assessed if, between the date the impact fee is assessed and the date the structural building permit is issued, there is a substantial and material change in the cost or value of the infrastructure or improvement that is constructed or furnished from the cost or value determined under subsection (d) . However, at the time the amount of a credit is determined under subsection (d), the person providing the infrastructure or improvement and the applicable infrastructure agency may agree that the amount of the credit may not be changed. The person providing the infrastructure or improvement may waive the person's right to a credit under this Section. *As added by P.L.221-1991, Sec.36.*

IC 36-7-4-1336

Sec. 1336.

- (a) If the parties cannot agree on the cost or fair market value under Section 1335(d) of this chapter, the fee payer or the person constructing or providing the infrastructure or improvement may file a petition for determination of the amount of the credit with the unit's impact fee review board not later than thirty (30) days after the structural building permit is issued for the development on which

Noblesville Recreation Zone Improvement Plan Study

the impact fee is imposed. A petition under this subsection may be made as part of an appeal proceeding under Section 1334 of this chapter or may be made under this Section.

- (b) An impact fee review board shall prescribe the form of the petition for determination of the amount of a credit under this Section. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (c) An impact fee review board shall prescribe a form for a response by the applicable infrastructure agency to a petition under this Section for determination of a credit amount. The board shall issue instructions for completion of the form.
- (d) Immediately after receiving a timely filed petition under this Section for determination of a credit amount, an impact fee review board shall provide a copy of the petition to the applicable infrastructure agency. Not later than thirty (30) days after receiving a copy of the petition, the infrastructure agency shall provide to the board a response on the form prescribed under subsection (c). The board shall immediately provide the petitioner with a copy of the infrastructure agency's response.
- (e) The impact fee review board shall:
 - (1) review a petition and response filed under this Section; and
 - (2) determine the amount of the credit not later than thirty (30) days after the response is filed.
- (f) A fee payer aggrieved by a final determination of an impact fee review board under this Section:
 - (1) may appeal to the circuit or superior court of the county in which the unit is located; and
 - (2) is entitled to a trial de novo. *As added by P.L.221-1991, Sec.37.*

IC 36-7-4-1337

Sec. 1337.

An impact fee ordinance shall do the following:

- (1) Establish a method for reasonably allocating credits to fee payers in situations in which the person providing infrastructure or an improvement is not the fee payer.
- (2) Allow the person providing infrastructure or an improvement to designate in writing a reasonable and administratively feasible method of allocating credits to future fee payers. *As added by P.L.221-1991, Sec.38.*

IC 36-7-4-1338

Sec. 1338.

- (a) Each unit that adopts an impact fee ordinance shall establish an impact fee review board consisting of three (3) citizen members appointed by the executive of the unit. A member of the board may not be a member of the plan commission. An impact fee ordinance must do the following:
 - (1) Set the terms the members shall serve on the board.
 - (2) Establish a procedure through which the unit's executive shall appoint a temporary replacement member meeting the qualifications of the member being replaced in the case of conflict of interest.
- (b) An impact fee review board must consist of the following members:
 - (1) One (1) member who is a real estate broker licensed in Indiana.
 - (2) One (1) member who is an engineer licensed in Indiana.
 - (3) One (1) member who is a certified public accountant.
- (c) An impact fee review board shall review the amount of an impact fee assessed, the amount of a refund, and the amount of a credit using the following procedures:
 - (1) The board shall fix a reasonable time for the hearing of appeals.

Noblesville Recreation Zone Improvement Plan Study

- (2) At a hearing, each party may appear and present evidence in person, by agent, or by attorney.
- (3) A person may not communicate with a member of the board before the hearing with intent to influence the member's action on a matter pending before the board.
- (4) The board may reverse, affirm, modify, or otherwise establish the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds. For purposes of this subdivision, the board has all the powers of the official of the unit from which the appeal is taken.
- (5) The board shall decide a matter that the board is required to hear:
 - (A) at the hearing at which the matter is first presented; or
 - (B) at the conclusion of the hearing on the matter, if the matter is continued.
- (6) Within five (5) days after making a decision, the board shall provide a copy of the decision to the unit and the fee payer involved in the appeal.
- (7) The board shall make written findings of fact to support the board's decision. *As added by P.L.221-1991, Sec.39.*

IC 36-7-4-1339

Sec. 1339.

- (a) This Section applies to a person having an interest in real property that may be subject to an impact fee ordinance if the development occurs on the property.
- (b) A person may seek to:
 - (1) have a court determine under IC 34-26-1 any question of construction or validity arising under the impact fee ordinance; and
 - (2) obtain a declaration of rights, status, or other legal relations under the ordinance.
- (c) The validity of an impact fee ordinance adopted by a unit or the validity of the application of the ordinance in a specific impact zone may be

challenged under this Section on any of the following grounds:

- (1) The unit has not provided for a zone improvement plan in the unit's comprehensive plan.
- (2) The unit did not prepare or substantially update the unit's zone improvement plan in the year preceding the adoption of the impact fee ordinance.
- (3) The unit has not identified the revenue sources the unit intends to use to implement the zone improvement plan, if identification of the revenue sources is required under Section 1318 (c) of this chapter.
- (4) The unit has not complied with the requirements of Section 1318(f) of this chapter.
- (5) The unit has not made adequate revenue available to complete infrastructure improvements identified in the unit's zone improvement plan.
- (6) The impact fee ordinance imposes fees on new development that will not create a need for additional infrastructure.
- (7) The impact fee ordinance imposes on new development fees that are excessive in relation to the infrastructure needs created by the new development.
- (8) The impact fee ordinance does not allow for reasonable credits to fee payers.
- (9) The unit imposed a prohibition or delay on new development to enable the unit to complete the adoption of an impact fee ordinance.
- (10) The unit otherwise fails to comply with this series in the adoption of an impact fee ordinance. *As added by P.L.221-1991, Sec.40. Amended by P.L.1-1998, Sec.206.*

IC 36-7-4-1340

Sec. 1340.

- (a) An impact fee ordinance may take effect not

earlier than six (6) months after the date on which the impact fee ordinance is adopted by a legislative body.

- (b) An impact fee may not be collected under an impact fee ordinance more than five (5) years after the effective date of the ordinance. However, a unit may adopt a replacement impact fee ordinance if the replacement impact fee ordinance complies with the provisions of this series. *As added by P.L.221-1991, Sec.41.*

IC 36-7-4-1341

Sec. 1341.

A unit may not prohibit or delay new development to wait for the completion of all or a part of the process necessary for the development, adoption, or updating of an impact fee. *As added by P.L.221-1991, Sec.42.*

IC 36-7-4-1342

Sec. 1342.

The general assembly finds that the powers of a local governmental unit to permit and provide for infrastructure are not limited by the provisions of this chapter except as expressly provided in this chapter. *As added by P.L.221-1991, Sec.43.*

Noblesville Recreation Zone Improvement Plan Study

Appendix B:

Sources and Dollars spent for Infrastructure Capital Improvements over the years 2019-2023

The following table illustrates the Capital Improvements implemented by the Noblesville Park Department from 2019 to 2023. A summary is found at the end of this table information. This information was provided by the City of Noblesville.

Noblesville Parks Department Infrastructure Capital Expenditures – 2019-2023

General Description of Sources and Amounts of Money Used to Pay for Infrastructure During the Previous 5-Years [IC 36-7-4-1318(b)(6)]

Source: City of Noblesville

Infrastructure Expenditure Description and Location	Revenue Source	Amount (Approx.)	Year	Year Total
Finch Creek Park - Phase 1, multi stage development	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 7,422,575	2019	
			2019 Total	\$ 7,422,575
Forest Park Maintenance Bldg. - Parking area paving	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 75,000	2020	
			2020 Total	\$ 75,000
Irrigation at Fox Prairie Golf Course	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 1,000,000	2021	
Anderson Shelter at Forest Park	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 75,000	2021	
Pickleball Courts at Forest Park	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 85,000	2021	
Carousel Courner / Tom Thumb Sidewalks projects	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 193,000	2021	
Forst Park Shelters #2 & #5, North RR and Carousel Bldg- new roofs and gutters	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 50,000	2021	
Stage Lighting at Federal Hill Commons	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 17,701	2021	
			2021 Total	\$ 1,420,701
Hobbs Station Depot Development at Forest Park	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 1,649,662	2022	
Cold Storage Bldg at Forest Park Maintenance	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 155,415	2022	
Fox Prairie Golf Course Bunker Remodel	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 700,000	2022	
New Flooring at Forest Park Inn	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 20,597	2022	
Concrete Flooring in Maintenance Building	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 11,310	2022	
New Exterior Doors at Forest Park Inn	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 23,138	2022	
Playcraft Play Structure at Hobbs Station	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 95,105	2022	
New Roof at Green Room	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 13,175	2022	
			2022 Total	\$ 2,668,402
New Roof/Gutter at Forest Park Lodge, Tan Barn, Maint. Bldg.	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 27,000	2023	
New Floor at Forest Park Lodge	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 8,700	2023	
New Floor at Green Room	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 19,000	2023	
New Main Playground at Forest Park	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 620,675	2023	
New Fence at Tom Thumb Putt Putt	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 39,040	2023	
Garage Doors on Carousel Building	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 93,295	2023	
Shed for Ice Rink	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 32,934	2023	
New Light Fixtures at Forest Park Inn Main Room	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 4,342	2023	
Upgrades to Lightning Detectors on Buildings	Property Tax Levy, Park Program Fees, Cash or Debt Financed or Park Impact Fees	\$ 24,999	2023	
			2023 Total	\$ 869,985
TOTAL (2019-2023)		\$ 12,456,663		

Noblesville Recreation Zone Improvement Plan Study

Appendix C:

Summary of Noblesville Park Department Revenues 2010-2023

City of Noblesville - Park Department						
Park Department Revenues – 2010-2023						
Year	Real Property Tax/Excise Tax Income	FIT (Financial) Tax	Park Receipts (Non-Tax Revenue)	Park Receipts (Special Non-Revert Cap. Account)	Park NRO – Regular	TOTALS
2010	\$ 1,366,570	\$ 6,398	\$ 1,470,613	\$ 166,600	\$ 1,278,242	\$ 4,288,423
2011	\$ 1,228,237	\$ 5,077	\$ 1,351,530	\$ 42,172	\$ 1,180,385	\$ 3,807,401
2012	\$ 1,254,107	\$ 5,237	\$ 1,359,101	\$ 114,828	\$ 1,241,276	\$ 3,974,549
2013	\$ 1,417,379	\$ 6,269	\$ 1,549,719	\$ 61,824	\$ 1,197,704	\$ 4,232,894
2014	\$ 1,368,286	\$ 6,167	\$ 1,490,014	\$ 60,739	\$ 1,191,516	\$ 4,116,721
2015	\$ 1,556,677	\$ 7,573	\$ 1,685,007	\$ 183,375	\$ 1,134,391	\$ 4,567,023
2016	\$ 1,731,193	\$ 6,972	\$ 1,886,747	\$ 115,559	\$ 1,215,031	\$ 4,955,502
2017	\$ 2,107,038	\$ 7,478	\$ 2,284,742	\$ 669,100	\$ 1,339,618	\$ 6,407,977
2018	\$ 2,175,749	\$ 5,946	\$ 2,359,023	\$ 95,703	\$ 1,318,255	\$ 5,954,675
2019	\$ 3,235,485	\$ 11,149	\$ 3,534,860	\$ 63,854	\$ 1,457,338	\$ 8,302,687
2020	\$ 3,103,363	\$ 10,596	\$ 3,785,747	\$ 66,203	\$ 2,912,620	\$ 9,878,529
2021	\$ 3,442,725	\$ 12,750	\$ 3,721,781	\$ 66,395	\$ 1,988,187	\$ 9,231,837
2022	\$ 4,477,709	\$ 18,173	\$ 5,050,897	\$ -	\$ 2,063,425	\$ 11,610,204
2023	\$ 3,665,706	\$ 11,140	\$ 5,438,456	\$ -	\$ 2,501,754	\$ 11,617,056
Totals	\$ 32,130,224	\$ 120,924	\$ 36,968,237	\$ 1,706,352	\$ 22,019,744	\$ 81,328,423
14 Yr. Average	\$ 2,295,016	\$ 8,637	\$ 2,640,588	\$ 121,882	\$ 1,572,839	\$ 6,638,963

Provided by: Noblesville Parks and Recreation

Appendix D:

Impact Fee One Zone Recommendation Logic

An Impact Zone needs to be established for each recreation infrastructure type covered by the ordinance. In studying multi-zone options it usually proves best **to establish a one Impact Fee Zone**. Refer to the below example of a one-zone vs. multi-zone option:

EXAMPLE

- Say one zone has 10 softball fields existing within it. The recreation standards when applied to the future population of that zone only requires 5 fields.
- Say in the next zone (which has no existing softball fields) when applying the recreation standards to its future population it calculates the need for 3 new fields.

Multiple Zones Sample	Zone A	Zone B
Existing Softball Inventory	10	0
Applied Softball Standard	5	3
Variance of Softball	5	(3)
	Surplus	Deficiency

- If you would have multiple zones (using the above example) you would need to develop an additional 3 softball fields providing a total inventory of 13 (existing plus new) or a total surplus of 5.
- Yet if these two zones would be part of the same the existing inventory of 10 fields would be more than enough with future needs of only 8 fields (5 existing plus 3 new).

One Zone Sample	One Zone
Existing Softball Inventory	10
Applied Softball Standard	8
Variance of Softball	2
	Surplus

Appendix E: Park and Recreation Infrastructure Inventory

Information Provided by City of Noblesville

Noblesville Recreation Zone Improvement Plan Study

Appendix F:

Park Impact Fee Collections and Disbursements 2019 to 2023

Noblesville – Parks Department

Past Five (5) Year Infrastructure Improvements of Revenue and Expenditures of Collected Impact Fees (2019 to 2023) Report

Prepared by: Noblesville Parks and Recreation and Lehman & Lehman, Inc.

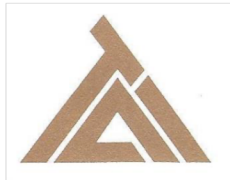
Year	RIF Collections		RIF Disbursements		Fund Net		Cumulative Balance
2019	\$	1,316,697	\$	403,254	\$	913,443	\$ 913,443
2020	\$	1,379,506	\$	557,727	\$	821,779	\$ 1,735,222
2021	\$	2,196,790	\$	593,983	\$	1,602,807	\$ 3,338,029
2022	\$	1,703,647	\$	2,726,405	\$	(1,022,758)	\$ 2,315,272
2023	\$	1,897,008	\$	3,251,584	\$	(1,354,577)	\$ 960,695
2019-2023 Tally	\$	8,493,647	\$	7,532,953	\$	960,695	\$ 960,695



Appendix G:

Letter of Study Review from Reviewing Professional Engineer

The following is the Letter of Study Review done by the Reviewing Professional Engineer, **Jonathan Moen, P.E.**, Triad Associates, Inc., Indianapolis, Indiana as per IC 36-7-4-1318(d).



TRIAD ASSOCIATES, INC.

ENGINEERING • ARCHITECTURE

5835 LAWTON LOOP EAST DRIVE, INDIANAPOLIS, IN 46216-1064

TELEPHONE: (317) 377-5230

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WEBSITE: www.triadassoc.net • E-MAIL: triad@triadassoc.net

March 8, 2024

City of Noblesville City Council
16 South Tenth Street
Noblesville, IN 46060

Re: Review of the proposed City of Noblesville Recreation Zone Improvement Plan
2023-2032

To whom it may concern:

Please be advised that as a qualified professional engineer licensed to practice engineering in the State of Indiana (License No. PE10000418), I have consulted with the City of Noblesville in its preparation of the Zone Improvement Plan. In accordance with Indiana Code (IC) 36-7-4-1318 Subsection (d):

(d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b)(1), (b)(2), (b)(5), and (c)(2),

which then may be excerpted as:

(b) Each zone improvement plan must contain the following information:

- (1) A description of the nature and location of existing infrastructure in the impact zone.
- (2) A determination of the current level of service.
- (4) The plan must indicate the proposed timing and sequencing of infrastructure installation.
- (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision
- (c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:
 - (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service.

Therefore, I have reviewed the Zone Improvement Plan for the information described above. Per my review, I have found the Zone Improvement Plan to be in accordance with the requirements set forth in subsections (b)(1), (b)(2), (b)(5) and (c)(2) of IC 36-7-4-1318.

Should any member of the City Council or other interested party have any questions or concerns, please do not hesitate to contact me in this regard.

Sincerely,

TRIAD ASSOCIATES, INC.
Engineering * Architecture

Jonathan P. Moen, P.E.

JPM/jpm

cc: Chuck Lehman, Lehman & Lehman

Noblesville Recreation Zone Improvement Plan Study

